

HOUSING ELEMENT

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Approved By:
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HOUSING ELEMENT

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IMPERIAL COUNTY GENERAL PLAN

HOUSING ELEMENT

I. INTRODUCTION

A. Preface

The Housing Element is an official Board-adopted document for directing and managing any housing changes. It serves as an official guide for all decision-makers, including the Imperial County Planning Commission, the Board of Supervisors, various County departments, and also serves as a guide for public deliberations and possible investments. It plays the same role for the private sector, advising residents, businessmen and investors as to expectations and direction for housing in Imperial County.

The Housing Element is intended to promote decent housing for all persons regardless of age, race, sex, marital status, source of income, and/or other arbitrary factors. Provisions in the Element encourage adequate housing by location, type, price, and opportunities at a scale appropriate to local conditions while meeting state requirements.

Since, the County's adoption of the "Initial Housing Plan" in 1970, it has been the goal of Imperial County's housing policy that all residents have a decent home and a suitable living environment, and for most residents of Imperial County that goal has been attained. However, some residents still have problems achieving this goal. Many lower income households, particularly the elderly, the disabled, farmworkers, and single parents, cannot afford adequate housing, or find that their incomes, after housing costs are paid, are inadequate to buy other necessities. Needs of the homeless population, which comprise primarily of low-skilled persons and the chronically mentally ill or substance abusers, are for basic food and shelter, and the opportunity to reestablish productive lives.

B. Purpose of the Housing Element

The Housing Element is a component of the County of Imperial General Plan which specifically addresses housing needs and resources in the County's unincorporated areas. Essentially, the Housing Element has two purposes: To provide an assessment of our housing needs both current and future and of the constraints in meeting these needs; and to provide a strategy which establishes local housing goals and policies and sets forth programs to accomplish them.

Given the two-fold purpose of this Element, assessment and strategy, it contains an analysis of housing needs, a statement of goals and policies, a schedule of programs, and action plans to implement the housing program. It also provides an updated examination of the past and current housing issues; and proposes measures to mitigate the constraints identified in the "Non-Government Constraints" section and contains provisions in support of an intensive Housing Program. For example, this Element focuses on an intensive coordinated effort between the Valley of Imperial Development Agency (VIDA), formerly the County Economic Development Department (CED) and the Imperial Valley Housing Authority (IVHA), to support affordable low

THE HISTORY OF THE

REPUBLIC OF THE UNITED STATES

OF AMERICA

1776-1863

The history of the Republic of the United States is a story of the struggle for freedom and independence. It is a story of the people who fought for the right to be free and to live in peace. It is a story of the people who fought for the right to be free and to live in peace.

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and moderate income housing development and emphasize the preservation of existing housing units through rehabilitation efforts. In addition, this Element represents Imperial County's long term commitment to the development and improvement of housing with specific goals for the short term, 1989-1996.

Government Code, Section 65302(c) mandates a housing element in all City and County General Plans. The required content of a housing element is set forth in Article 10.6, of the Government Code, commencing with Section 65580. It requires the following:

- (a) An assessment of the housing needs and an inventory of resources and constraints relevant to the meeting of these needs.
- (b) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- (c) A program which sets forth a seven-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element through the administration of land use and development controls, provisions of regulatory concessions and incentives, and the utilization of appropriate federal and state financing, and subsidy programs when available .

C. Review of Past Accomplishments

Since 1950, the Imperial County Housing Authority has provided a coordinated method of providing a more efficient and economical management system for the various housing authorities in Imperial County. The Imperial County Housing Authority continues to provide funding for housing development including new construction, rehabilitation, summer recreational programs for children in public housing, scholarships, newsletters, and the Brown Bag program which is a "Share Food Program" for senior citizens. Funding for the above programs is from a variety of federal, state and local sources.

Besides public housing, the Housing Authority manages all programs that are operated in cooperation with owners of rental housing in the private sector. As of March 1989, the total number of families being assisted totaled 28 in the unincorporated area of Imperial County.

Government Code, Section 65588(a)(2) "Review and Revision" requires that each local government shall review its Housing Element as frequently as appropriate to evaluate the effectiveness of the Housing Element in attainment of the community's housing goals and objectives. The following section reflects the actual housing activities that were accomplished during the five year time frame of the Element. These figures represent a maximum effort on the part of the County for the five year period, September 18, 1984, to June 30, 1989.

1. Rehabilitated Units

The County Administration Office, Division of the Valley of Imperial Development Agency (VIDA) rehabilitated forty-nine dwelling units, prior to 1988, in the unincorporated area of Imperial County.

The Valley of Imperial Development Agency (VIDA), for the most part only receives funding for the rehabilitation of homes for low and very low income households, as opposed to new construction of new homes.

Rehabilitated Unit		
<u>Low</u>	<u>Very Low</u>	<u>Moderate/ Above Moderate</u>
354	112	25

Note: The total listed above includes units which have been rehabilitated and will be rehabilitated within the seven year period excluding the 1989-1991 period since funding was not disbursed to VIDA within that time frame.

Households in the moderate and above moderate income levels generally apply for loans in order to rehabilitate their homes, among other methods.

2. Conservation Objectives

The County of Imperial does not take any actions or measures in order to protect any existing affordable housing units. Public organizations such as the Imperial Valley Housing Authority, Farmers Home Administration, among others handle the preservation of affordable housing.

Conservation Objectives		
<u>Low</u>	<u>Very Low</u>	<u>Moderate/ Above Moderate</u>
0	0	0

3. Newly Constructed Multi-family Units

During this same period of 1984-1989, the Imperial Valley Housing Authority, privately sought funds to construct the 38-unit Seeley Valley Apartments and the 48-unit Heber Village Apartments. Although, both developments are currently privately owned, both multi-family units were financed through the Rural Economic and Development Service (RECDS), formerly FmHA Section 515 Rural Rental Housing Loans. Section 515 provides loans to public and private limited profit and nonprofit sponsors for the construction or substantial rehabilitation of rental and cooperative housing for low and moderate income families, elderly, or handicapped persons. Also, under this program, families usually pay 30 percent of their income for rent. These new multi-family units are expected to provide housing for low-income residents for a period of forty years.

The Imperial Valley Housing Authority, also constructed the Rosson-Moore Housing Project in Brawley, a 50-unit multi-family complex. These units were built in 1983 on land donated by the County to the Imperial Valley Housing Authority. Financing for the Rosson-Moore project was acquired through the State of California Rental Housing Construction Program.

4. Newly Constructed Mobile Home Parks

In addition to the above accomplishments, the Imperial Valley Housing Authority has recently completed the 40-space Salvador Lopez Mobile Home Park in the townsite of Heber. Financing was provided through the CDBG program and Security Pacific National Bank. The Salvador Lopez Mobile Home Park is owned and managed by the Housing Authority and provides mobile spaces to low-income persons who have an income below the 80 percent of median income limit. In 1990, a mobile home park known as Tierra del Sol was completed in the townsite of Heber. In 1991 a twenty-one space mobile home park known as Imperial Lakes was completed west of the townsite of Seeley. Also newly constructed was a forty-nine space park located in Ocotillo (Source: Mobile Home Park-Program Annual Report, Calendar Year 1991 Planning/Building Department).

D. Public Participation Process

The County of Imperial continues to make an earnest effort to achieve public participation in the review of the Housing Element. The primary responsibility for review of the Element was delegated by the Board of Supervisors to the General Plan Ad-hoc Advisory Committee which is a non-governmental citizen committee. The General Plan Ad-hoc Advisory Committee meets to review and advise on planning and land use matters relating to the update of the General Plan. Due to the expertise of the individual General Plan Ad-hoc Advisory Committee members, the variety of experiences that they have in dealing with land use/housing projects, and the various associations they have with public organizations, this Committee was the appropriate body to review the Element.

In order to provide for a coordinated effort among the agencies/staff involved, some of the meetings which were previously conducted are listed:

- The Housing Project Coordinator met with the Director of the Valley of Imperial Development Agency (VIDA) to discuss the status of current housing programs in relation to the Housing Element policies.
- Numerous state and local social service agencies and organizations related to housing development were contacted for input and information.
- General Plan Ad-hoc Advisory Committee meetings were conducted, with public notice provided, which entailed review of the Draft Housing Element.
- Staff conducted meetings throughout the County to discuss goals and objectives for housing with all concerned parties.

Public Participation Via Housing Questionnaire

A housing questionnaire was developed in order to obtain more information on the County's population and to measure the public opinion toward housing related issues (i.e., affordable housing, type of housing, and rehabilitation of existing housing, etc.). Following numerous meetings and revisions, the questionnaire was mailed in December 1988 to approximately 5,000 County residents. Of the 5,000 questionnaires sent out, 1,049 completed questionnaires or approximately 21% were returned to the Planning/Building Department.

In February 1991, the Imperial Valley Housing Authority employed a consulting firm to prepare a survey questionnaire to determine the profile of households. The surveys were distributed to several jurisdictions, and the total response consisted of 47%.

In January 1992, the Imperial Valley Housing Authority once again employed the same consulting firm to conduct another survey. This Housing Condition Survey of 100% of all residential units was conducted in the POE Subdivision .

II. EXISTING CONDITIONS AND TRENDS

A. Preface

This Chapter provides an insight into current County growth conditions and the manner in which future growth may be influenced by the identification of housing considerations such as existing housing stock, vacancy rate, and cost of housing. The Chapter is divided into two sections. The first section presents a detailed inventory of current conditions and projected levels of population, housing, and employment. The second section presents an inventory and analysis of both existing and projected future housing need.

B. Existing Conditions

1. County Growth Trends

The best available source of demographic information is the federal census which is conducted once every ten years. The Population Research Unit of the California Department of Finance is the best source for annual population estimates. One problem with the federal census is that it does not take into account the seasonal migratory population. Imperial County attracts many seasonal migratory workers and retired people, especially November through February.

Based on the 1994 census, the total population of Imperial County increased from 92,500 to 109,303 between 1980 and 1990, a population increase of 16,803 persons or 18.2 percent. The unincorporated area increased from 24,459 to 27,339 persons in the same period of time. This 11.8 percent increase represents a population growth of 2,880 persons in the unincorporated area.

Based on the April 1994 SCAG estimates, the projected population of the County in the year 2000 is 167,000, with the unincorporated area's portion being 40,745, based on Imperial County growth estimates.

Based on the April 1994 SCAG estimates, between 1990 and year 2000, housing is projected to increase from 36,559 to 52,000 units. Imperial County had 46,000 jobs in 1990, which accounted for less than 1% of all jobs in the region. By the year 2000, the County is projected to add 14,000 jobs, totaling 60,000 for this time period.

There are a number of potential factors that may support an accelerated population growth and may, therefore, change the previously forecasted figures for the year 2000. These factors include: growth of the geothermal industry in the County, additional prisons, an additional USA/Mexico border crossing, the possible expansion of the U.S. Naval Air Facility, and a possible Regional Airport.

2. Housing Characteristics

In April 1990, Imperial County had a total of 36,559 housing units of which 11,375 housing units were located in the unincorporated area. Of this unincorporated area amount, 5,620 or 49 percent were single-family units, 459 or 4 percent were multi-family units, and 5,296 or 47 percent were mobile homes.

Distribution of Units in Structures Unincorporated Imperial County January 1992

	<u>Single</u>	<u>2-4 Units</u>	<u>5+ Units</u>	<u>Mobile Homes</u>
Bombay Beach	157	3	0	488
Brawley	27	0	0	2
Calexico	13	0	0	17
Calipatria	30	0	0	1
Desert Shores	143	13	0	113
El Centro	261	19	9	167
Heber	407	35	27	131
Holtville	39	0	0	18
Imperial	113	108	5	1
Mtn. Springs	3	0	0	12
Niland	163	5	43	243
Ocotillo	126	0	0	57
Palo Verde	137	2	0	211
Plaster City	No Data			
Poe Subdivision	32	0	0	7
Salton City	300	20	6	242
Salton Sea Beach	77	11	0	440
Seeley	196	37	38	94
Westmorland	No Data			
Winterhaven	136	10	13	20
TOTALS	2,330	154	136	2,297

Note: The above figures are based on a 47% response rate given during the 1991 survey conducted by Laurin Associates.

During this time frame one-family houses, detached or attached, increased 11 percent during the last decade, and composed 62 percent of the occupied housing inventory. Units in larger structures of 5 or more apartments decreased 4 percent, and made-up 13 percent of the occupied housing inventory. Mobile homes increased from 3000 units in 1980 to 5000 in 1990, which indicates a sizable increase in mobile homes. (Source: Southern California Association of Governments).

The median value of owner-occupied one-family houses in the County increased 52 percent during the 1980's from \$47,800 to \$72,500. In the region, median value rose 141 percent, from \$87,864 to \$211,608. Median contract rent in the County increased 79 percent during the last decade, from \$175 to \$313. Regionally, rent rose 128 percent, from \$257 in 1980 to \$586 in 1990.

3. Vacancy Rate

In the unincorporated portion of Imperial County, the overall vacancy rate in 1990 was 22.43 percent, as compared with 4.63 percent for the County total (Department of Finance, 1990 Housing Census). This higher rate can be accounted for by the higher percentage of seasonal or migratory housing units which are located in the County's desert communities, particularly around the Salton Sea.

4. Existing Needs

The Southern California Association of Governments (SCAG) identifies existing need as the number of lower income households in the County that are currently overpaying for housing. Overpayment is defined as rent or house payments that exceed 30 percent of income. Households that earn 80 percent or less of the County's median household income are defined as "lower income." SCAG's *Findings and Recommendations by the Redevelopment and Housing Task Force*, September 1991, further divides this into "very low income" (less than 50% of median income) and "low income" (51-80% of median income). The SCAG report indicates that Imperial County has 38,950 families (four person households) functioning at very low to low income levels as of 1990. The median income for Imperial County is \$29,400 for a four person family.

Existing housing need is narrowly defined as the number of lower income households who pay more than 30 percent of their income for rent or house payments. According to the Imperial Valley Association of Governments (IVAG) Housing Market Profile September 1993, the County had a total of 14 percent of owners, and 38 percent of renters overpaying for shelter in 1990.

Also, according to IVAG moderate and severe overcrowding-by tenure has increased in the IVAG region by 140 percent from 1980 to 1990.

5. Future Needs

Future housing needs have been developed by SCAG in the Regional Housing Needs Assessment (RHNA) model for the period 1989 to 1996. RHNA has determined that the unincorporated area of the County will need 1,128 housing units within this time frame. These numbers represent the future demand of "additional housing units needed, plus an adequate supply of vacant housing, both for rent and for sale, to assure mobility, and units to replace losses." Furthermore, these figures, which reflect future housing needs, are adjusted within the SCAG jurisdictions to avoid concentration of low income groups.

Future housing needs for the very low, low, moderate, and upper income groups, totaling 1,128 housing units within the unincorporated area by 1994, consist of the following: 206 housing units for very low income households (below 50 percent of median income); 272 housing units for low income households (50 to 80 percent of median income); 203 housing units for moderate income

households (80 to 120 percent of median income); and 447 housing units for upper income households (over 120 percent of median income).

Total future housing needs in Imperial County, including the cities, for the very low, low, moderate, and upper income groups will total 3,630 housing units by 1996, which will consist of the following:

1. 626 housing units for very low income households;
2. 802 housing units for low income households;
3. 707 housing units for moderate income households; and
4. 1,495 housing units for upper income groups households.

Source: Table 12 of Revised Regional Housing Needs Assessment, December 1988, SCAG.

6. Housing Costs

According to SCAG, the median value for a single family home in the unincorporated area is \$66,654. Median value figures, however, vary considerably from area to area. Values for the larger incorporated areas are generally higher while those for smaller incorporated areas and unincorporated areas are generally lower.

7. New Housing Units

Currently, most of the new housing stock being built in Imperial County is in the moderate price range. The largest developer of new houses is Lewis Homes. The most recent reliable source for estimates of current costs for housing units was derived from the Multiple Listing Service, Imperial Valley Board of Realtors.

New Construction - Unincorporated Area 1989 Through 1995

Mobile Homes	1,211
New Home Construction	572
Apartment Complexes	<u>12</u>
Total	1,795

Note: The County does not have a system in which it defines newly constructed housing units by income levels.

8. Cost of Rental Housing

The price of rental units in Imperial County varies from area to area depending on the neighborhood, tenure, and maintenance of the unit with high values appearing in the incorporated cities and considerably lower values in the outlying rural and desert areas. In the cities, rentals of one bedroom apartments can range from \$265 to \$645 per month. Two bedroom rental apartments can range from \$350 to \$675 per month; and two bedroom rentals of condominiums can range from \$400 and up per month including homeowners association fees. Rentals for three bedroom houses can range from \$425 to \$1,125 per month. In the unincorporated area, the median rental cost is \$342 per month for apartments.

"Low-rent" rental projects charge everyone within a specific income range (designated for that project) the same amount of rent; however, the rent is lower than market rents. If the family's income increases past the maximum, the family will either be asked to move out of the project, or the rent will be substantially increased. "Rental Assistance" programs may be used in conjunction with "low-rent" projects to bring the tenant's rent down to 30% of their adjusted income.

Recently completed is the Salvador Lopez Mobile Home Park, a 40 space mobile home park in Heber, owned by the Imperial Valley Housing Authority. Rent for a space is approximately \$100 per month for eligible applicants meeting the income level of less than 80% of the median limit for the Imperial County.

Other housing activities include three "low income" apartment complexes, which were built in the unincorporated areas of Imperial County.

Heber Village, located at 1140 Heber Avenue is financed by Farmer's Home Administration. The original project was expanded in 1989 to 1146 Heber Avenue and it now includes 24 additional units.

Seeley Village Apartments located at 1713 El Centro Avenue in Seeley, consists of 38 units and is financed by Farmer's Home Administration. Basic rents for one-bedroom apartments are \$252; two-bedroom apartment rents are \$292 and three-bedroom apartment rents are \$352.

Niland Apartments, consist of 36 units and are financed by Farmer's Home Administration and a private party.

9. Housing Conditions/Land Inventory

This section assesses the conditions of housing and overcrowding within the unincorporated area of the County. In addition, as part of this document, an inventory of vacant lands for residential development was conducted in the communities of Niland, Seeley, Heber, and Winterhaven. The purpose of the land inventory, is to provide a current analysis of sites suitable for residential development during the seven year time frame of the Housing Element. Through this analysis, the Planning/Building Department will be able to identify where services are lacking, and will then identify actions which will permit the development of sufficient units to meet the housing conditions and rehabilitation needs.

a. Housing Conditions

Other indicators of housing conditions can be found in the 1980 Federal Census, which contains information on the age of structures and units lacking complete plumbing. In the unincorporated areas, 2,511 of the 9,926 year-round units were constructed prior to 1950, this constitutes approximately 1/4 of our housing stock, and 1,163 units (11.7%) were constructed in and before 1939. It cannot be assumed, however, that all of these units are of substandard quality. These figures do, nonetheless, "bring into question" a significant number of dwelling units. With regard to plumbing, the 1980 Census indicated 645 year-round dwelling units (6.5%) lacked complete plumbing for exclusive use.

In February 1991, the Imperial Valley Housing Authority employed a consulting firm to prepare a survey questionnaire to determine the profile of households. The surveys were distributed to several jurisdictions, and the total response consisted of 47%.

In February 1991, Laurin Associates conducted a housing survey throughout the County. The results showed that in all the communities and outlying areas several housing units should be condemned, or are substandard, or need repairs. This survey clearly indicates that a significant number of dwelling units in the unincorporated area need replacement or rehabilitation.

Using the State Department of Housing and Community Development (HCD) criteria, the foundations, roofing, siding, windows, and doors of the units were analyzed. Survey results are as follow for substantial and dilapidated structures:

**Survey of Housing Conditions
Unincorporated Imperial County
January 1992**

<u>Community</u>	<u>Sound</u>	<u>Minor</u>	<u>Moderate</u>	<u>Substantial</u>	<u>Dilapidated</u>	<u>Total</u>
Bombay Beach	373	55	56	44	29	557
Brawley	15	0	6	6	2	29
Calexico	14	2	2	6	6	30
Calipatria	33	0	1	1	0	35
Desert Shores	220	5	7	6	0	238
El Centro	322	0	30	36	14	57
Imperial	75	0	7	11	10	103
Mtn. Spring	4	0	1	0	10	15
Niland	304	32	45	49	24	454
Ocotillo	169	3	3	5	3	183
Palo Verde	122	17	25	34	29	227
Plaster City	3	0	0	0	7	10
Poe Sub.	13	0	13	2	11	39
Salton City	504	2	7	2	1	516
SSB	381	9	20	14	37	461
Seeley	318	8	17	11	13	367
Westmorland	0	0	0	0	0	0

Winterhaven	89	15	30	24	21	179
TOTAL	3307	150	344	313	282	4396
PERCENT	75.3%	3.4%	7.8%	7.1%	6.4%	100.0%

Source: Housing Needs and Preference, County-Wide - Imperial County, CA May 31, 1991, Unincorporated Communities, Laurin Associates, p.6.

Since 1991, VIDA has rehabilitated some of those substandard structures mentioned above; though, a significant number of structures in the unincorporated communities still need to be replaced or rehabilitated.

b. Overcrowding

Overcrowding is defined as a household with more than one person per room. According to the 1990 Census, 1,415 households out of 8,834 households in the unincorporated area were living in overcrowded conditions. This 16 percent overcrowding factor is particularly high and merits concern.

Moderate and Severe Overcrowding by Tenure (SCAG Region)

One in five renters live in crowded units in the region with even higher rates in Imperial County. There has been a marked increase in crowding since 1980, especially severe crowding among renters. Owner overcrowding in the County has risen moderately to 15 percent and severely 41 percent, and renter overcrowding has risen moderately to 55 percent and severely 72 percent in a ten year period. In order to meet the existing needs of these lower income and overcrowded households, the County must establish specific goals and quantified objectives.

c. Availability of Land Suitable for Residential Development

Residential development in the unincorporated areas occurs primarily in two places: adjacent to the incorporated cities and within the unincorporated communities. Significant new development adjacent to the incorporated areas is usually annexed prior to development. Hundreds of acres designated for residential land use exist in these "areas of influence" and there can be no doubt that housing developed adjacent to cities helps to address the housing needs of the unincorporated citizenry. Within the unincorporated area, policies which support the preservation of agricultural land have generally encouraged new housing development to be in already established communities. The more stable, non-seasonal communities are located in the agricultural areas (due to proximity to employment opportunities). These are Niland, Seeley, Heber, and Winterhaven.

The other communities (primarily in the desert) are subject to more seasonal fluctuations and are more retirement-oriented. These are West Shores/Salton City, Ocotillo/Nomirage, Palo Verde, and Bombay Beach/Hot Mineral Spa which are primarily retirement/recreation/vacation oriented and were not selected for survey purposes since they lack employment opportunities suitable for residents of new residential developments.

The results of this analysis are shown in the following section along with maps depicting vacant land suitable for residential development.

Bombay Beach

The unincorporated community of Bombay Beach is located on the east shore of the Salton Sea in Imperial County. It is bounded on the north by State Highway 111, on the east by Aisle of Palms, on the South by the Salton Sea, on the west by Avenue A. (See Appendix A, Figure 1.)

As of 1990 (DOF), Bombay Beach has a population of 821.

Rental rates range from a low of \$200 per month to a high of \$350. The median rent is \$275 per month, considerably higher than the "contract rent" of \$213 reported in the 1990 Census. For those with a house payment, the low is \$217 per month, the high is \$400, for a median of \$306.

As of January 1992, Bombay Beach "South" has a total of 648 housing units, 300 units are vacant. However, the number of units available for rent or sale is much lower since 260 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992.)

Bombay Beach "North" consists of approximately 99.1 developable acres north of First Street and south of State Highway 111 of an approved Specific Plan (1985). This area is planned for 280 residential units, as well as commercial and recreational uses.

Future growth in Bombay Beach is anticipated to consist primarily of infill on existing lots, rather than expansion by new subdivision development due to the limited developable acreage. The residential lots which are currently vacant will continue to be developable and utilized as single family residences. (Refer to the Imperial County General Plan, Bombay Beach/Hot Mineral Spa Community Area Plan.)

Sewer and Water

Sewer and water services are provided in Bombay Beach by the Coachella Valley Water District (CVWD). CVWD supplies domestic water and sewer services to the entire townsite. The CVWD treatment plant is currently operating at below capacity and has the capacity to supply additional development. (Source: Imperial County Revised General Plan 1993.)

Desert Shores

The unincorporated community of Desert Shores is located on the west shore of the Salton Sea in Imperial County. It is bounded on the north by Sea View Drive, on the east by Capri Lane, on the South by the Acapulco Lane, on the west by State Highway 86. (See Appendix A, Figure 2.)

As of 1990 (DOF), Desert Shores has a population of 372.

Rental rates range from a low of \$250 per month to a high of \$400. The median rent is \$305 per month, considerably higher than the "contract rent" of \$213 reported in the 1990 Census. For those with a house payment, the low is \$195 per month, the high is \$400, for a median of \$295.

As of January 1992, Desert Shores has a total of 269 housing units, 95 units are vacant. However, the number of units available for rent or sale is much lower since 69 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992.)

Future growth in Desert Shores is anticipated to consist primarily of infill on existing lots, rather than expansion by new subdivision development due to the limited developable acreage. The residential lots which are currently vacant will continue to be developable and utilized as single family residences. (Refer to the Imperial County General Plan, West Shores/Salton City Urban Area Plan).

Sewer and Water

Sewage treatment is handled by the Salton Community Services District. The Coachella Valley Water District supplies water services to the townsite. (Source: Imperial County General Plan - West Shores/Salton City Urban Area Plan, October 25, 1994.)

Heber

The unincorporated community of Heber is located in the southern portion of Imperial County's irrigated area between the cities of Calexico and El Centro. It is bounded on the north by Correll Road, on the east by Pitzer Road on the south by Jasper Road, and on the west by Canal. (See Appendix A, Figure 3.)

As of 1990 (DOF), Heber has a population of 2,566.

Rental rates range from a low of \$78 (subsidized) per month to a high of \$400. The median rent is \$167 per month. For those with a house payment, the low is \$117 per month, the high is \$620, for a median of \$279.

As of January 1992, Heber has a total of 600 housing units, 10 units are vacant. However, the number of units available for rent or sale is slightly lower since 1 unit is seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992).

As of February 1991, there were 23 vacant lots of land available and zoned for development of one single family dwelling unit per lot; and one 42 acre parcel zoned for mobilehome development with a potential of 306 dwelling units.

While the above figures show the holding capacity based on current zoning, an additional 47.3 acre parcel, which is currently under agricultural production and is zoned for agricultural use, is planned for low density residential. This area is located in the northeast quadrant of the townsite. Based on the land use plan for Heber, the 47.3 acres is potentially capable of providing approximately 343 new dwelling units.

Assuming that all the lots and acreage are built to their maximum potential, the "holding capacity" of the townsite of Heber is 329 housing units under current zoning and land use. Heber is an area where, due to its centralized location and the availability of community services, considerable urban growth is expected to occur over the next five to ten years. (Refer to the Imperial County General Plan, Heber Urban Area Plan.)

Sewer and Water

Sewer and water services are provided in Heber by the Heber Public Utilities District. When the moratorium on new service hook-ups was lifted in November 1981, considerable capacity was added to both systems. Consequently, both facilities are operating at less than 60 percent of their design capacity.

Niland

The townsite of Niland is an unincorporated community in the northern central portion of the County. The community is situated south of the Southern Pacific Railroad, between State Highway 111 and Commercial Avenue and is bounded on the north by Beal Road, and on the south by Seventh Street. (See Appendix A, Figure 4.)

As of 1990 (DOF), Niland has a population of 1,183.

Rental rates range from a low of \$110 per month to a high of \$250. The median rent is \$187 per month. For those with a house payment, the low is \$117 per month, the high is \$620, for a median of \$279.

As of January 1992, Niland has a total of 454 housing units, 82 units are vacant. However, the number of units available for rent or sale are much lower since 82 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan, Niland Urban Area Plan.)

Sewer and Water

The Southern California Water Company serves the townsite of Niland which, based on the 1990 Census, is estimated to have 1,185 permanent residents, in addition to a large number of temporary residents during the winter months. The community's sewage treatment plant is currently operating at 88 percent of capacity. Although the District expects to be able to serve most of the projected growth to the year 2000, the District's Engineer stated that an additional 67 residences may bring the sewer system to full capacity. The water filtration plant is operating at approximately 60 percent of capacity.

Ocotillo/Nomirage

The unincorporated community's of Ocotillo are located in the southwestern portion of Imperial County. These community's are generally bounded by the Jacumba Mountains and the San Diego County line on the west, Coyote Mountains on the north, Elsinore Fault/Laguna Salada Fault on the east and the U.S./Mexico international boundary on the south. (See Appendix A, Figure 5).

As of 1990 (DOF), Ocotillo has a population of 228.

Rental rates range from a low of \$235 per month to a high of \$340. The median rent is \$340 per month. For those with a house payment, the low is \$275 per month, the high is \$600, for a median of \$455.

As of January 1992, Ocotillo has a total of 183 housing units, 78 units are vacant. However, the number of units available for rent or sale is much lower since 52 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan, Ocotillo/Nomirage Community Area Plan.)

Sewer and Water

The entire planning area is dependent on groundwater. Historical, water has been good quality. Recently, however, data seems to indicate a possible decline in water quality in some areas of the basin. (Source: Imperial County Revised General Plan 1993.) The area is not served by a sanitation district or sewer treatment facility. Instead, the area relies on individual septic systems.

Palo Verde

The unincorporated community of Palo Verde is located on the northeastern portion in Imperial County. (See Appendix A, Figure 6.)

As of 1990 (DOF), Palo Verde has a population of 252.

Rental rates range from a low of \$100 per month to a high of \$325. The median rent is \$200 per month. For those with a house payment, the low is \$100 per month, the high is \$475, for a median of \$300.

As of January 1992, Palo Verde has a total of 350 housing units, 160 units are vacant. However, the number of units available for rent or sale is much lower since 132 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan, Palo Verde Community Area Plan.)

Sewer and Water

The Palo Verde County Water District has a public water system which is adequate to serve existing residences and businesses, and has capacity for some growth. Creation of new residential parcels beyond the 57 presently unallocated connections will likely entail the expansion of District facilities. (Source: Imperial County Revised General Plan 1993.)

Salton City/Vista del Mar

The unincorporated community of Salton City/Vista del Mar is located on the west shore of the Salton Sea in Imperial County. As of 1990 (DOF), Salton City/Vista del Mar has a population of 775. (See Appendix A, Figure 7.)

Rental rates range from a low of \$210 per month to a high of \$350. The median rent is \$295 per month. For those with a house payment, the low is \$200 per month, the high is \$400, for a median of \$322.

Salton City/Vista del Mar were originally developed over twenty-five years ago. Economic factors intervened and only about 516 of the approximately 19,396 lots in Salton City were ever developed. There are approximately 2,500 lots in Vista del Mar of which about 150 are

developed. Housing units are scattered throughout the community; there is no real concentration of population.

As of January 1992, Salton City/Vista del Mar has a total of 568 housing units, 205 units are vacant. However, the number of units available for rent or sale is much lower since 159 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992).

Future growth in Salton City/Vista del Mar is anticipated to consist primarily of infill on existing lots, rather than expansion by new subdivision development. The residential lots which are currently vacant will continue to be developable and utilized as single family residences. (Refer to the Imperial County General Plan, West Shores/Salton City Urban Area Plan).

Sewer and Water

Sewage treatment is handled by the Salton Community Services District. The Coachella Valley Water District supplies water services to the townsite. (Source: Imperial County General Plan - West Shores/Salton City Urban Area Plan, October 25, 1994.)

Salton Sea Beach

The Torres-Martinez Indian Reservation lands total approximately 1,500 acres which are primarily located to the north and south of Salton Sea Beach (north of Salton City). The population of Salton Sea Beach is estimated at 541 living in approximately 273 housing units.

Rental rates range from a low of \$130 per month to high of \$440. The median rent is \$245 per month. For those with a house payment, the low is \$120 per month, the high is \$378, for a median of \$195.

As of January 1992, Salton Sea Beach has a total of 528 housing units, 255 units are vacant. However, the number of units available for rent or sale is slightly lower since 227 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan West Shores/Salton City Urban Area Plan).

Seeley

The unincorporated community of Seeley is located approximately six miles west of El Centro. It is bounded on the west by the New River, on the north by El Centro Street, and on the south by the San Diego and Arizona Eastern Railway. (See Appendix A, Figure 9).

As of 1990 (DOF), Seeley has a population of 1,228.

Rental rates range from a low of \$149 per month to a high of \$600. The median rent is \$339 per month. For those with a house payment, the low is \$250 per month, the high is \$750, for a median of \$490.

As of January 1992, Seeley has a total of 365 housing units, 19 units are vacant. However, the number of units available for rent or sale is slightly lower since 3 units are seasonal/vacation units.

(Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan, Seeley Urban Area Plan).

Sewer and Water

The District Engineer for the Seeley Community Sewer/Water District has indicated that the present facilities are adequate to service all the vacant parcels within the townsite of Seeley.

Winterhaven

The townsite of Winterhaven is situated in the southeastern most section of Imperial County. The northern and eastern boundaries abut the Indian Reservation, to the west is Third Avenue, and to the south is the Colorado River. (See Appendix A, Figure 10).

As of 1990 (DOF), Winterhaven has a population of 591.

Rental rates range from a low of \$190 per month to a high of \$350. The median rent is \$255 per month. For those with a house payment, the low is \$295 per month, the high is \$475, for a median of \$400.

As of January 1992, has a total of 179 housing units, 20 units are vacant. However, the number of units available for rent or sale is slightly lower since 4 units are seasonal/vacation units. (Source: Housing Needs and Preference Survey, County-Wide, Imperial County, California - Laurin Associates, January 1992). (Refer to the Imperial County General Plan, Winterhaven Urban Area Plan).

Sewer and Water

The existing plant capacity for the Winterhaven Water District is approximately 403,200 gal/day. Average daily pumping is estimated to be 112,189 gal/day. Winterhaven and the Quechan Tribe have contracted with the City of Yuma, Arizona Sewer Department for sewage treatment at their plant of 250,000 gallons per day. The average annual daily flow is currently 42,825 gallons per day.

Site Availability for Residential Development

The following is a breakdown of land suitable for residential development in the above mentioned communities. The zoning categories and land uses are distributed by urban and community designations:

R-1	Low Density Residential Area (one unit/lot)
R-2	Medium Density Residential Area (two - four units/lots)
R-3	High Density Residential Area (more than four units/lots)
R-4	Manufactured Home (Mobile Home Park) Area

<u>Community</u>	<u>R-1/LDR</u>	<u>R-2- R-3/MDR</u>	<u>R-4/HDR</u>
Bombay Beach	60 acres		
Heber	368 acres	64 acres	
Niland	444 acres	13 acres	
Palo Verde	80 acres		
Salton City/Vista del Mar	See notation 2 below		
Salton Sea Beach	32 acres	17 acres	19 acres
Seeley	197 acres		
Winterhaven	61 acres		

NOTES:

1. The above figures are approximations only and do not include all acreage/lots designated above. These figures were derived from new land use designations as a result of petitions from property owners and communities during the update of the General Plan, for more information see the General Plan.

2. Salton City/Vista del Mar have a total of 25,000 lots, plus hundreds of acres designated as Low Density Residential(LDR)/(R-1), out of these lots the great majority are designated LDR/R-1 with the remainder being in several other categories; among them are: High Density Residential(HDR)/(R-4); Medium Density Residential(MDR)/(R-2) - (R-3). Actual construction in this area has led to development of approximately 500 lots. As all of the necessary infrastructure was also developed in the first phase, lot sales and construction activity could occur in any part of the community.

3. Water is available to all these areas either by existing infrastructure or the expansion of the existing facilities.

Conclusion

In conclusion, the surveys conducted in the communities of Bombay Beach, Desert Shores, Heber, Niland, Ocotillo/Nomirage, Palo Verde, Salton City, Salton Sea Beach, Seeley and Winterhaven have identified potential candidate areas for residential development. In general, the ten communities can be characterized as small rural communities, which include parcels and acreage's that are vacant and could accommodate new residential development in the future. Henceforth, market forces will determine which communities will develop and which communities will remain relatively undeveloped by the year 2000. These market forces are expected to be particularly strong in Heber.

10. Household Characteristics and Special Needs Households

This section identifies the current characteristics of households of the County's population and the special needs households. This review is essential because a major part of the County's role in the housing area is to preclude barriers to residents whose needs are not normally met solely by the private sector. Furthermore, this segment of the County's population is constrained by the housing market not only because of low income, but also because of the unavailability of housing that is suitable to their special needs. The housing market, therefore, does not meet their needs and so they settle for less or must pay more than they can afford.

a. Definition of Household

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the amount of special needs households such as large families and female-headed households.

b. Size and Number of Households

The unincorporated portion of the County had 11,375 households in 1990. The average household size is 2.93 persons per household and is not expected to fluctuate significantly to the years 2000 and 2010.

c. Elderly Households

In 1990, 7,092 households or 62% of Imperial County's unincorporated population were headed by a person 65 years of age or older. Generally speaking, households with persons aged 65 and older are comprised of one or two persons with heavy concentrations occurring in the outlying desert "retirement" communities.

d. Large Families

Based on the 1990 Census, the unincorporated area of the County had 1,656 households comprised of 5 or more persons. This is 15 percent of the total unincorporated area households. An additional 6,151 large family households reside within the County's incorporated cities.

e. Female-Headed Households

The 1990 Census showed that the unincorporated area had approximately 850 or 7 percent female headed households with 2 or more persons. Current figures in 1990 showed an increase in the Aid to Families with Dependent Children (AFDC) caseload. In addition to housing, other needs of female headed households include child care services, recreational programs, and other social services.

The following tables identify the distribution and affordability problems of the elderly, large families, and female-headed households, throughout the unincorporated areas of Imperial County.

**Distribution of Household Characteristics
Unincorporated Imperial County
January 1992**

Total Households: 3,647

<u>Community</u>	<u>Female Head of Household</u>	<u>Large Households</u>	<u>Elderly Households</u>
Bombay Beach	30.2%	1.7%	62.7%
Brawley	8.3%	20.9%	29.2%
Calexico	17.2%	38.4%	13.5%
Calipatria	23.3%	22.3%	33.3%
Desert Shores	24.0%	3.4%	53.1%
El Centro	21.0%	35.2%	20.0%
Heber	18.3%	44.1%	7.0%
Holtville	12.1%	18.8%	24.4%
Imperial	22.3%	18.5%	18.5%
Mtn. Springs	5.6%	0	11.2%
Niland	15.6%	11.0%	25.3%
Ocotillo	22.9%	4.4%	55.1%
Palo Verde	25.6%	5.9%	42.1%
Plaster City	No Data		
Poe Subdivision	8.8%	20.8%	29.4%
Salton City	23.7%	5.2%	56.7%
Salton Sea Beach	21.2%	1.8%	47.6%
Seeley	19.2%	27.5%	9.2%
Westmorland	No Data		
Winterhaven	31.8%	15.0%	16.1%
<u>AVERAGES</u>	19.5%	16.4%	30.8%

Affordability of Elderly and Non-Elderly Households, 1990

**Number of Households with
Affordability Problem**

Elderly	425	810	1,235
Non-Elderly	1,497	4,059	5,556
Total	1,922	4,869	6,791

**Incidence of Affordability
Problems (% Paying at least
35% of Income)**

Elderly	12.2%	47.8%	23.9%
Non-Elderly	14.6%	36.9%	26.1%
Total	14.0%	38.4%	25.7%

Share of Total Affordability
Problems (% of Total
Problem Households)

Elderly	6.3%	11.9%	18.2%
Non-Elderly	22.0%	59.8%	81.8%
Total	28.3%	71.7%	100.0%

Note: "Affordability problem" is defined as housing expenditures equal to 35% or more of household income. Not adjusted for tax savings of owners.

Calculations exclude households for which the census was unable to calculate affordability.

Elderly households are headed by a person age 65 or older. (Source: Laurin Associates)

f. Native Americans

According to the 1990 census, there are 1,859 Native American Indians living in 544 households within Imperial County. Most of these are members of the Quechan Tribe which is located in the Fort Yuma Reservation in the Bard-Winterhaven area.

The Executive Director of the Quechan Tribal Housing Authority stated that the need for housing on the Fort Yuma Reservation is well documented. Housing activities through the Indian Program under the U.S. Department of Housing and Urban Development (HUD) include two new housing developments. Both housing developments are presently in the planning stage. The Quechan Tribal Housing Authority will own all of these newly constructed houses. However, eligible applicants will have the option to lease or buy a house, and financing for the new houses will be allocated through the "Home Ownership Program". It is projected that the first development will consist of 46 single family houses, which will be constructed by the summer of 1989. The second development will be comprised of 50 single family houses to be constructed during the early part of 1990.

g. Handicapped/Disabled

According to the State Employment Development Department, in 1989, 3,074 persons in Imperial County as a whole, age 16 to 64, had a work disability. This figure represents nearly 5 percent of the total of 64,872 County residents in that age group. Table 14 shows a steady increase between 1987 to 1989 which indicates the growing need to develop housing that will enable these persons to live more independently. At present, there is insufficient data to determine what percentage of this group resides in the unincorporated areas.

Strict compliance with California Administrative Code, Title 24, and the Uniform Building Code requirements, address the needs of the handicapped in multi-family developments. By identifying groups with the greatest special housing needs, enables the public and private sector to meet the needs of the disabled/handicapped persons in public housing assistance, education, transportation, and communication programs.

h. Farmworkers

The County of Imperial is located in one of the most productive agricultural regions in the United States. Most farmworkers earn relatively low wages, and thus they fall into the very low and low income categories. Most farmworkers have annual incomes of \$10,000 - \$13,000 per year according to data supplied by the State Employment Development Department (EDD). Because of their low incomes, most farmworkers are eligible to reside in assisted housing units. The Rural Economic and Development Service, formerly Farmers Home Administration also provides very low interest rate loans for eligible farmworkers families.

As of January 1, 1995, there were approximately 11,460 farmworkers in Imperial County according to the State Employment Department. The majority of the farmworkers in the County are of Hispanic descent and many of them are migrants. Migrant farmworkers reside in the County for four to six months out of the year and move to other areas the remainder of the year. This situation creates a fluctuating demand for rental units with the highest demand occurring during the winter and spring months. The IVHA, as previously stated in this document, has as an objective the construction of new housing units for the very low income category during the seven-year planning period (1989-1996). Many of these new assisted housing units will be occupied by farmworkers.

Agriculture is a year-round activity in Imperial County which peaks from November through February and reaches the lowest ebb in July, August, and September. Demand for farm laborers varied from a high of 16,325 in January 1991 to a low of 7,500 workers in August 1991. The following estimates of farm laborers are based on an analysis of peak and low periods.

The current HUD Median Income for Imperial County is \$28,500. The income category for Very Low Income households (50% of Median) is \$14,250; for Low Income households (80% of Median) it is \$22,800; and for Moderate Income households (up to 120% of Median) it is \$34,200. At this level, all farmworkers in Imperial County could be classified as Low or Very Low Income and would qualify for a majority of existing housing programs.

The Imperial Valley Housing Authority (IVHA) has only two projects designated for farm laborers:

Austin Thomas in Brawley with 58 family rental units; and a 36 unit family rental project in El Centro. In addition, portions of three other IVHA projects are designated to accommodate farm laborers: Public Housing 40-4 in El Centro with 17 family rental units (out of 36); El Centro 202 (Elderly) with 2 elderly rental units (out of 20); and Robert Noriega Mobile Home Estates with 10 rental spaces for ownership Mobile Homes (out of 36).

There are no migrant worker units in the unincorporated area of the County. They live where they find room, with many living in tents, buses and automobiles. Some band together and rent housing, sleeping ten to fifteen people in one small unit. Others live in dilapidated cabins, row houses, and converted motels left over from the canal construction period.

The County needs a minimum of one Farm Labor Center to be located in the south Imperial Valley area to help centralize migrant services. In addition, a total of 600 units in three migrant housing projects are recommended: One in the Calipatria area, one in Holtville, and one in

Westmorland. Each project should contain a mix of two bedroom family units and single occupancy dormitory rooms.

i. Homeless Population

Today, the homeless population is as diverse as the population in general and crosses all ethnic and age boundaries. It is also much younger than in the past. Very often the homeless population is composed of a significant number of unemployed, low-skilled workers who are unable to find employment for which they are qualified; chronically mentally ill persons who may not be able to adequately care for themselves; and poly-substance abusers.

The contributing factors to homelessness are many and complex. However, the major substantiated causes are largely due to limited skills, substance abuse and/or a breakdown in the family as a social and economic unit. These fundamental factors are further aggravated by the critical absence of affordable housing and cutbacks in social service programs.

There is an immediate need for some kind of emergency response for the homeless. But while significant resources need to go into shelter and transitional housing, additional funding resources need to be devoted to low-cost, low-income housing. In a survey of the various service providers conducted by the Imperial County Planning/Building Department an estimate of County homelessness is identified and is shown in Table 18.

For Imperial County, the continuation of providing emergency shelter is only the first step but not the whole remedy. Some long-term solutions to the homelessness problem identified by Imperial County are permanent affordable housing, job training with placement, health care and community-based mental health care for those who are in need, e.g. ample nutritional programs, transportation, and supportive social service programs that are flexible, well coordinated, and properly funded.

Transitional housing and emergency shelters can be permitted in the R-1, R-2, R-3 and R-4 zones with a conditional use permit (Ordinance Section 83423 (45)).

Among other things, it is Imperial County's intent to help ease persons from homelessness to a permanent status by encouraging the shelter providers to develop a transitional housing program. This "in-between" step is to help the homeless person with appropriate job training and placement.

An analysis of the homeless population in Imperial County indicates that there are seasonal fluctuations, with the homeless population decreasing during the spring and summer months and increasing during October through December. In addition, service providers tend to concur that the major obstacles in meeting the needs of the homeless is the high cost of operating and maintaining emergency shelters; and the absence of "transitional housing" which presently does not exist in the County.

While Imperial County presently has emergency accommodations for the short-term solution to the dilemma of the homeless, a long-term solution is currently being reviewed. For example, there is a site in the County that is being considered as a transitional housing site. Further, the Housing Action Plan, Section IV, identifies some long-term goals and action statements to help the homeless return to productive lives.

Other alternative solutions are being reviewed, such as expansion of existing shelters to provide transitional housing. Preliminary discussions and operations have been conducted with regards to utilizing the Salvation Army Shelter for transitional housing for homeless families.

In order to assist in the development of Emergency Shelters and/or Transitional Housing for the homeless, a County Ordinance change is undergoing review at this time. Also, there is a local non-profit agency, Campesinos Unidos, Inc., that is receiving funds from the State Department of Economic Opportunity (DEO) to prevent low-income families from becoming homeless and provide shelter to homeless individuals. Under this program and in conjunction with DEO, the Rural Economic and Development Service, formerly Farmers Home Administration is also providing funds in order to:

1. Provide rent payments to low-income individuals with eviction notices;
2. Provide vouchers for Emergency Housing Shelter for seven nights;

C. Constraints in Meeting Housing Need

In planning for the provision of housing, constraints to housing development must be recognized. Many of these constraints cannot be overcome by local government, particularly those related to the condition of the national economy and environment, but others can be addressed. This section identifies specific market and non-market governmental constraints to housing. Identifying and understanding these constraints is essential in order to carry out the County's commitment to facilitate adequate housing development.

1. Non-Governmental Constraints

a. Construction Financing Costs

Developers generally borrow money to finance housing construction. Interest payments on large loans can be a significant cost of housing development. Interest rates for construction financing are correlated to the prime lending rate of banks, national economic conditions, and loan policies of financial institutions. Construction loans average one to two percentage points higher than the prime rate. Financing costs, as a percentage of total construction costs, can vary a great deal depending on the amount borrowed, current interest rates, and borrower's past credit performance.

b. Labor and Professional Services Costs

Depending on the time frame for the construction of any housing development, labor costs can vary as can as the wage rates of the builders. Construction costs for conventional dwellings run from \$25 to \$65 a square foot. The costs for materials have risen with inflation; and in order to conserve energy, additional insulation and other materials can add to the cost of new housing, e.g., California Code of Regulations, Title 24 requirements.

Other costs for construction can involve professional services such as land surveying and engineering, soils engineering/analysis, site design, landscape and architectural design and permit processing.

c. Price of Land

Land costs throughout the unincorporated Imperial County vary considerably and few generalizations can be made about the factors upon which costs are based. It appears that a developable parcel in an unincorporated community may range from \$5,000 to \$12,000 per residential lot. In the desirable areas around incorporated cities, land costs currently range from approximately \$30,000 to \$60,000 per acre.

Most local Realtors agree that vacant land is currently not selling since financing for such purposes is not readily available unless the owner can carry the loan. Knowing this fact, many owners have kept their residential zoned land off the market awaiting better financial conditions.

2. Governmental Constraints

a. County Permit Process

County permit and processing fees normally reflect the cost of project review through the public review process which is mandated by State law and local ordinance. A potential building condition for Imperial County is any building or housing development falling under the Seismic Zone 4 requirements. For example, under the 1988 Uniform Building Code, Section 2907(e) relating to geotechnical reviews, found necessary due to soil "swell" conditions, a local amendment to State law requires a minimum reinforcement to the building footing of two #4 rebar for added resistance to displacement. However, since this additional requirement is due to the unique soil conditions in Imperial County, the County Building Official finds it necessary to add this requirement.

There are five types of fees that may be encountered in developing residential structures. In all cases, a building permit would be required. Such fees may range from approximately \$900 for a 1200 square foot home to approximately \$1,700 for a 2100 square foot home (1991 dollars). There are many variables in determining the exact fee, particularly if the residential structure is other than an individual dwelling (an apartment complex or condominium). In conjunction with the building permit, a permit from the County Health Department for the installation of a septic tank and related facilities is also required. In addition to the fees mentioned above, school impact fees are required.

b. General Plan Density Limitations

General Plan density limitations, by their nature, limit the amount of development on a given site and may increase the cost of development. Prior to approval of any development project, it must be determined that it is consistent with the General Plan, a specific plan and/or an appropriate zoning classification. A proposed development may require a change of zone or both a General Plan amendment and change of zone. In either case, the appropriate applications would have to be submitted by the owner or contractor, and they would then have to demonstrate that their

proposal would not have a negative impact upon the social and physical environments. An initial environmental study is prepared for this purpose.

The previous Housing Element discussed a non-market governmental constraint, e.g. land use control "density limitations" which may limit the amount of development on a given site. In order to mitigate the effects of this constraint, a "Density Bonus Ordinance" will be enacted to reduce the cost of developing housing by providing a density bonus of at least 25% over the otherwise maximum allowable residential density under the Draft Proposed Land Use Ordinance (formerly known as the "Zoning Ordinance")/Land Use Plan, or other development incentive to the prospective developer. This Ordinance would encourage the construction of housing for the elderly, and/or housing affordable to households earning low or very low incomes (Housing Code, Section 65915 et seq).

The Land Use Ordinance (formerly known as the "Zoning Ordinance"), is currently being updated, and is projected to be completed in the near future.

The current Zoning Ordinance will remain active until a new Ordinance has been approved and adopted by the Board of Supervisors.

c. Draft Proposed Land Use Ordinance

The County Draft Proposed Land Use Ordinance may be considered a constraint in some instances. However, it is essential for implementing the County's land use plans to assure development occurs in an orderly manner and does not result in land use conflicts or premature conversion of agricultural lands. For example, if a residential land use designation extends beyond a community's boundary, it is likely that a residential zone will only be assigned adjacent to those boundaries in order to avoid "leap-frog" development. In addition to establishing the allowed uses, the Draft Proposed Land Use Ordinance also establishes standards for the development of property including lot size, set backs, density and building heights. The Imperial County Draft Proposed Land Use Ordinance is currently being revised and is expected to be completed in the Spring of 1996.

d. Subdivision Ordinance

The County's Subdivision Ordinance is based on the State Subdivision Map Act which states that land cannot be subdivided in California without local government approval. The Subdivision Ordinance governs the design of the subdivision, the size of lots, and the types of improvements required (i.e., street construction, water, sewer lines, drainage facilities, adequate access, and proper grading).

One of the land use tools for developing on substandard lots is the re-subdivision or merging of substandard parcels into a legal lot. Although this method is available to the property owner which would enable the development of a substandard lot to its highest potential, this procedure of re-subdivision or merging of parcels may be considered a constraint to the property owner because of the fees and requirements which are associated with this procedure.

Subdivisions may be either minor (up to 4 parcels) or major (more than 5 parcels). For specific fees, the Imperial County Planning/Building Department maintains a fee schedule, which the County Board of Supervisors approves by Ordinance.

e. Building Code Requirements

Minimum building standards are essential to ensure safe housing, additional standards may, however, increase the cost of housing. In addition to Uniform Building Code requirements, structural design may require modification if the structure is located in a "special studies zone" (indicating potential earthquake activity) or in a flood plain, in which case the proposed structure may have to be elevated above base flood elevation or other mitigating remedies.

A governmental constraint which could affect the cost of housing is the development of mobile home parks which requires a building permit in accordance with California Code of Regulation Title 25 to ensure the health and safety of the residents and proper mobile home installation.

California Code of Regulation Title 24 requires energy conservation compliance of all residential and non-residential buildings. Thus, conformance to energy regulations will add to the cost of constructing a new house or an addition, but in the long run will reduce utility costs and increase comfort.

f. Infrastructure

Residences require water, sewer and electricity. Electricity is available throughout most of the County through the Imperial Irrigation District, Southern California Edison, or San Diego Gas and Electric. Within the unincorporated areas, however, water and sewer services are, for the most part, limited to established communities or the areas immediately adjacent to incorporated cities and communities.

Some of the unincorporated communities have central water and sewer facilities, but quite often these are operating at or over their design capacity. Modest development can usually be accommodated, but larger subdivisions generally require costly facility expansion. Financing for such expansions must come from State or Federal sources which takes several years to obtain (but are nonetheless available). Those communities that have had recent expansions, such as Heber and Palo Verde, have the potential for the most short term growth.

Residential development adjacent to the cities and desiring to "plug into" their service system are subject to available capacities. The cities are under no obligation to provide services and generally will not unless annexation is likely to result.

Elsewhere in the unincorporated area, outside the established communities and where urban services cannot be extended, or an individual water well cannot be provided, water is available through the canal system for other than drinking purposes and through commercial drinking water companies. Sewage is by individual septic tank system. Larger developments may require "package" sewer or water treatment systems or may have to connect to special districts.

The communities of Ocotillo, Nomirage, and Yuha Estates rely on groundwater from the Ocotillo-Coyote Wells groundwater basin. The County of Imperial commissioned a study of the groundwater basin by the USGS, known as the Skrivan Report, which was released in November of 1977. The report states that an annual overdraft of 500 acre feet exists and warns of possible saline intrusion. Therefore, future growth in Ocotillo/Nomirage is therefore expected to consist

primarily of infill on existing lots, rather than expansion of community boundaries, except at very low densities.

Other areas that use wells to extract water from the groundwater basin are the East Mesa Unit and the West Mesa Unit within the Imperial Irrigation District boundaries. The East Mesa Unit has four wells that are approximately six hundred feet deep. Scattered residential development occurs in the East Mesa Unit along with some mines.

The areas of interest within the Colorado River Basin Region have been divided into seven major planning areas by the Regional Water Quality Control Board. However, the areas related to the Housing Element are as follows:

1. Anza-Borrego
2. Imperial Valley
3. Salton Sea
4. Colorado River Basin (East)

The Anza-Borrego planning area includes the Clark, West Salton Sea, and Anza-Borrego hydrologic units. It comprises 1,000 square miles in the southwest corner of the Region, mostly in San Diego and Imperial Counties, with a small segment in Riverside County.

Groundwater is pumped principally from unconsolidated Pleistocene sediments, but some is pumped from low-yield wells that extend to weathered and fractured bedrock. Groundwater flows in the same and general direction as surface water, to Clark Lake, Borrego Sink, and the Salton Sea. However, this subsurface flow is affected by pumping and may be impeded by faults. About 10,00 acre feet of subsurface flow reaches the Salton Sea annually. A safe yield of 22,000 acre feet/year is estimated for the planning area. Storage capacity of the groundwater basin is estimated at seven million acre feet.

The Imperial Valley planning area comprises of 2,500 square miles in the southern portion of the Region, almost all of it is in Imperial County. The planning area's principal feature is the flat, fertile Imperial Valley.

Few wells have been drilled in these lake sediments because the yield is poor and the water is generally saline. The few wells in the valley are for domestic use only. In the Coyote Wells hydrologic subunit and Davis hydrologic unit, which are at higher elevations, the water yield of the wells is higher and the waters are of lower salt concentration. Groundwater is the source of water supply in those areas.

The Salton Sea planning area consists of the Salton Sea, which is a saline body of water in a natural sink between the Imperial and Coachella Valleys, in Riverside and Imperial counties.

The Colorado River Basin (East) planning area, also referred to as the East Colorado River Basin, encompasses the eastern portion of San Bernardino, Riverside, and Imperial counties. The area is characterized by desert valley and low mountains that are generally less than 4,000 feet above sea level. The Palo Verde and Bard Valleys are also within this planning unit. (Source: Imperial County General Plan, Water Element, November 1993.)

As stated previously, each Urban/Community Area Plan discusses water and sewer capacity which is expected to accommodate any future share of the SCAG regional housing need.

Certain problems arise in the providing of more affordable housing in the unincorporated areas of the County which are particularly acute where infrastructure and other services are either over capacity, non-existent, or very expensive to extend to the proposed housing development. Even in the event that responsive housing programs such as mortgage revenue bonding, mortgage credit certificate programs, and targeted low-interest rehabilitation loans, among others, are available for use by prospective housing developers, there are city-level services needed to handle high density development which cannot adequately be provided in many of the County's unincorporated areas.

The providing of services in certain unincorporated areas are becoming increasingly difficult to finance. An example is adjacent to the City of Calexico which is currently experiencing problems with over-capacity of its sewage treatment facilities due to recent annexations of housing developments. In these areas where services are not available, or are at capacity, the potential constraint is lack of public facilities and services required for protection of the public health, safety and welfare, and is a major cost factor for new housing development.

In areas where services are available, lower cost housing for elderly, low, moderate, and very low income households is generally easier to provide. Different sources of financing for public facilities and services depends on whether the facility or service is public or private and whether or not physical expansion is needed. The homeowner may ultimately pay for the facility or service provided through the home purchase price if the individual developer paid for improvements, or in the form of property tax if funding for the expansion is through public funds.

Construction of major sewage treatment facilities, flood control facilities, roads, fire stations, school buildings, and other capital intensive facilities, can include considerable sums of money up front for development if they do not exist at the time of development.

Due to the number of annexations occurring throughout the County, the financing of infrastructure needs can be a considerable constraint to housing development for all income levels even if housing funds are available through conventional financing means.

3. Reducing Constraint and Costs

The various cost components of housing development and methods for reducing costs need to be discussed among all county and city governmental agencies, the building industry, and citizen representatives on local housing authorities, so that better County housing policies and programs can be supported to lessen the identified constraints to the provision of local housing for all income groups.

The availability, costs, and quality of housing for all income groups is influenced by a number of factors, e.g., the local housing market condition, availability of financing, economic conditions, governmental practices, processing and funding limitations, and public and private attitudes towards housing for local residents.

Projects for increased density for the elderly and for very low and low income households can be encouraged by utilizing the appropriate County Ordinances to permit reduced lot sizes, reduced site setbacks and off-street parking, thereby reducing land costs for private sector housing developments.

For subsidized housing, the County could help to reduce land costs by becoming more active in developing low-cost housing in the various identified areas that have been surveyed for future low-cost housing by Imperial Valley Housing Authority, private developers or joint ventures. The County can expand its involvement and pursuit of federal and state funds for the repair, renovation or maintenance of existing housing.

The County can help reduce construction costs by use of loan leveraging with federal, state and local funding programs and further reduce processing times for County permits, if possible. There are various funding mechanisms for the financing of public facilities and services that include the Mello-Roos Community Facilities District Act, public service bonds, and redevelopment funds.

The County has little control over local labor and material costs that are involved in housing developments but the support of local non-profit organizations could reduce the profit component of new housing development costs. Certain federal programs such as the Rural Economic and Development Service, formerly Farmers Home Administration, provide funding only to non-profit organizations.

Since the amended Housing Element's adoption, the County has commenced an active review of local ordinances in order to promote housing availability to all income levels and other periodic reviews which will assist in accommodating any advances in construction technologies and/or new energy saving technologies.

4. County Strategies for Removal of Constraints

The County commits itself to the following efforts to reduce constraints and costs associated with the development of residential units for all income categories, not just lower-income units.

County Development Review Procedures. Improve processing efficiency by:

- Using computer technology to improve information retrieval capabilities of counter and project staff.
- Support legislation to remove constraints to more efficient processing.
- Continue pre-application meetings for guidance on application procedures which can result in more complete applications and thereby save processing time.
- Continue to provide updated written materials, including checklists of permits needed, application forms with lists of information needed, procedure guides with time frames, fee schedules, standards and guidelines.

Land Cost. Policies that permit reduced lot sizes and increased density provide for the most effective County methods of reducing land cost for housing development.

- Continue to update and review the General Plan and zoning designations to ensure that sufficient amounts of land use are available for all types of residential development so that scarcity of developable land does not drive up land costs.
- Increase the use of the clustered Planned Residential Development (PRD) approach by lowering the minimum land area required for a PRD project. The PRD usually allows higher densities than conventional subdivisions and, through clustering, can reduce infrastructure costs.
- Continue to permit landowners to build on lots of record that are currently below the minimum lot size, but only where such construction does not create land use conflicts, such as with existing agricultural operations.

Building Codes. Continue to utilize model codes. For example, utilize the International Conference of Building Officials (ICBO) to ensure a set of consistent codes. In addition, model codes shall be periodically evaluated for new information on technological advances.

- A periodic review of building codes will incorporate the most economical construction alternatives consistent with health and safety.
- Adopt special guidelines, procedures, or codes that allow rehabilitated housing to meet standards that are more appropriate to rehabilitation than the standards for new housing.
- The County will apply for Community Development Block Grant Funds for the repair, renovation or maintenance of existing housing.
- The County will continue to encourage the installation of manufactured housing by promoting the concept and making financing information available to the public. For example, the Federal Housing Administration (FHA) offers long-term financing and insurance under FHA Title II, 203b, and 245 programs.
- Continue to apply mandatory time frames for building permit zoning review within 10-15 working days of submittal date.

Fees. The County may waive certain fees as requested by the Board of Supervisors. For example, in 1988, the Board of Supervisors waived the fees for a re-subdivision project in the Townsite of Winterhaven. The total amount of fees waived was \$21,250.

Parking: Projects for increased density for the elderly and for very low and low income households can be encouraged by utilizing the appropriate County Ordinance to permit reduced lot sizes, reduced site setbacks and off-street parking, thereby reducing land costs for private sector housing developments.

Off-Street Parking: The new land Use Ordinance provides for a density bonus program as well as a reduction of standards.

Purpose/Application

The purpose of this Chapter is to reduce street congestion and promote safety, as well as, convenience of the residents of the County by requiring provisions for adequate and well designed parking in conjunction with the land use regulations.

Required parking shall be provided at the time that any building or structure is erected, altered or enlarged, or a use is established, changed or expanded. Development involving individual or cumulative expansion constituting forty percent (40%) or more of the existing development shall comply with off-street parking requirements of this Chapter.

The standards provided in this Chapter are deemed to be the minimum standards.

Required Parking Spaces

Uses permitted by this Division shall provide off-street parking spaces according to the following schedule.

Residential uses

1. Single-family dwelling, a duplex, a triplex, a multi-family dwelling, a condominium, a mobile home, or a secondary residential unit with two bedrooms or less shall provided two parking spaces per unit. Units with three or more bedrooms shall provide 2.75 parking spaces per unit.
2. Boarding houses, rooming houses, residential hotels, fraternity or sorority houses, dormitories, or alike shall provide one parking space per bedroom.
3. Mobile home park, each park space shall provide two cars per mobile home, plus one guest parking space for every three mobile home spaces within said park.
4. Retirement or rest homes, shall provide one space per three residential bed spaces or bedrooms.

Parking Space Dimensions

All parking spaces shall be at the minimum of nine (9') feet in width and twenty (20) feet in length, or 20 percent of required spaces may be compact eight (8) feet wide and eighteen (18) feet in length. Handicapped automobile parking spaces shall comply with the requirements of Chapter 2-71, Title 24, California Code of Regulations.

Handicapped Parking

- a) Parking space for the handicap shall be provided and designated in accordance with the requirements of Chapter 2-71, Title 24, California Code of Regulations. For less than five (5) total parking spaces are provided, one of these spaces shall be fourteen feet (14') in width and lined to provide a nine foot (9') parking area and

a five foot (5') loading and unloading area. That area shall be exclusively for handicap use, adequately signed.

- b) All handicap parking spaces and access areas between handicap parking spaces and primary entrances of associated buildings or facilities shall be surfaced in manner to facilitate wheel chair use.

Location of Parking

Required residential off-street parking facilities shall be located on the premises that they are intended to serve.

Parking Area Designed Development Standards

- Off-street parking areas required to be provided by this Chapter shall be designated and developed in accordance with the following standards.
- All off-street parking areas, as well as, ingress and egress areas to parking areas shall be surfaced with the following materials.
- For all residential, recreational, entertainment, and tourist facilities, commercial, industrial, and institutional and other high density uses, parking areas shall be surfaced with one of the following materials, on top of a properly prepared base.
- Two inch (2") of asphaltic concrete
- Three and one-half inch (3 1/2") portland cement concrete.
- A drive-way or parking area serving a single family residential dwelling is exempt from the paving requirements specified within this section, provided the driveway is less than 100 feet in length and provided further that it is not a requirement of another agency, such as Air Pollution Control District or Public Works Department.

5. Housing Programs

The County of Imperial is required by Section 65583 of the State Planning, Zoning, and Development Laws to develop a housing program which sets forth a seven-year schedule of actions the County is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the development controls, through the administration of land use and development controls, through the provision of regulatory concessions and incentives, and through the utilization of appropriate federal and state financing and subsidy programs when available. This section will comply with the intent of the above state requirements.

Housing Programs

	Program	Time Frame	Responsible Official
1.	Small Cities Community Development Block Grant Program	Apply Annually for \$600,000 in Funding	VIDA Coordinator
Description: Provides funds for rehabilitation of existing homes, infrastructure improvements, and economic development. The County will use CDBG funds for all eligible activities as authorized by law.			
2.	Revision of the Land Use Ordinance to allow manufactured homes in the R-2 and R-3 residential zones.	By Spring 1996	Zoning Administrator
Description: Revision of the Land Use Ordinance to allow manufactured homes and mobile homes in the R-2 and R-3 residential zones to integrate manufactured housing for the County's low to moderate income families into residential neighborhoods.			
3.	Revision of the Subdivision Ordinance to remove alleys as a mandatory requirement in lower income residential subdivisions	By Spring 1996	Zoning Administrator
Description: Revise the Subdivision Ordinance to delete alleys as a mandatory requirement in lower income subdivisions thereby removing a potential impact to the cost of new housing.			
4.	VIDA Low Interest Rate Loan Program to developers of new, low-income housing.	Annually For projects carried out throughout the year)	VIDA Coordinator
Description: Use of tax increment revenue to provide below market rate low interest loans to developers of new housing for persons of low income, including elderly households.			
5.	Density Bonus Program for developers of new low income housing	By Spring 1996	Zoning Administrator

Description: Revise the Land Use Ordinance to allow a density bonus of 25% to developers willing to construct new housing for persons of low income.

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| 6. | Use of CDBG Program income monies for housing rehabilitation | Annually
(For projects carried out throughout the year.) | VIDA Coordinator |
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Description: Use CDBG program income funds for additional housing rehabilitation projects benefiting low income households.

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| 7. | HUD 312 Loan Program for low income households. | Apply Annually for Maximum Amount of HUD 312 Funds | VIDA Coordinator |
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Description: The County will apply annually for HUD 312 funding to provide low interest loans for low income households.

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| 8. | Assisted Housing Construction Program | As requested by IVHA | VIDA Coordinator |
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Description: Construction of new assisted housing units by the Imperial Valley Housing Authority. The County will assist and support IVHA in their application for Federal HUD funds.

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| 9. | HUD Section 8 Rent Subsidy Assistance Program | As requested by IVHA | VIDA Coordinator |
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Description: HUD Section 8 rent subsidy assistance for low income households administered by the Imperial Valley Housing Authority. The County will support and assist the IVHA in their application to HUD for increased Section 8 unit allocations for the County.

6. Housing Policies

The housing policies contained in this section are designed to foster and promote the development of new housing for persons of low to moderate income. The housing policies will also promote the maintenance, improvement, rehabilitation, and preservation of existing housing units. The housing policies also attempt to ensure that the County applies for all available housing funds from the state and federal governments.

Policies:

1. The County's Valley of Imperial Development Agency (VIDA) will actively market the County to housing developers through appropriate advertisements in development publications and in metropolitan area newspapers.
2. The County VIDA will assist housing developers in any way possible to identify adequate sites for development of very low to moderate income housing.
3. The County will continue to use its CDBG Funds for housing rehabilitation and for all eligible activities as authorized under the law, in a manner that will benefit the largest number of low and very low income households.
4. The County will encourage rehabilitation of substandard dwelling units instead of condemnation, whenever possible, to preserve the existing housing stock.
5. The County will encourage improvement of existing substandard dwelling units through an active code enforcement and building inspection program to identify existing code deficiencies.
6. The County will inform housing developers of the provisions for density bonus when housing units are developed for very low to moderate income households.
7. The County will explore the feasibility of a mortgage revenue bond issue to provide mortgage financing for very low to moderate income home buyers when existing financial markets fail to provide affordable home financing.
8. The County VIDA will, as a matter of policy, apply annually for all available CDBG funds and HUD funds to benefit very low to moderate income households.
9. The County will ensure that all new housing units constructed in the County are safe and livable through vigorous enforcement of the Uniform Building Code.
10. The County will encourage the development of mobile home parks to provide adequate sites for placement of manufactured (mobile homes) homes for very low to moderate income home buyers.
11. The County will encourage development of attached second dwelling units on existing residential lots in order to increase the supply of housing for elderly households.
12. The County will allow the conversion of existing garages into living quarters to enable large families to relieve their overcrowded conditions, where feasible.
13. The County will assist and support local social service agencies in their applications for federal funds to provide emergency shelters for homeless individuals and families.

Goals:

1. Cooperate to the maximum extent possible with the Imperial Valley Housing Authority to ensure construction of additional assisted housing units in the County.
2. Request the U.S. Department of Housing and Urban Development (HUD) to increase the Section 8 Rent Subsidy Unit Allocation for the County.
3. Assist IVHA in obtaining funding from HUD and project approval for the construction of 30 new assisted housing units for very low income families as outlined in the quantified objectives for new construction.

The above-listed goals will, when implemented, substantially alleviate the existing housing need for very lower income households in the county.

Elimination of Potential Governmental Development Constraints:

The potential governmental development constraints identified above could possibly be eliminated as outlined below:

1. Developer Fees and Exaction's:

In order to encourage production of new housing for persons of low income, the County could consider reducing development fees for developers of very low income housing. The reduction in developmental fees could be an important incentive to developers of low income housing.

2. Restriction of Manufactured Homes:

The County does not restrict manufactured housing in any of the "R (Residential)" designated Zones.

3. Zoning Restrictions on Conversion of Existing Garages:

The County could revise its proposed Draft Land Use Ordinance to allow for conversions of existing garages into living quarter provided certain specified criteria were complied with. The criteria used could be a specified minimum lot size to allow for provisions of alternate off-street parking areas on the property.

4. Building Permit and Plan Check Fees:

An Ordinance could be adopted by the Board of Supervisors which would reduce building permit fees charged for construction of low income housing. This could provide an incentive to developers to construct very low and low income single-family and multiple-family housing units.

5. New Assisted Housing Units:

Negotiate and adopt an updated cooperation agreement between the County and IVHA for construction of additional new assisted housing units.

6. Density Bonus Program:

Encourage production of new housing for persons of very low and low income.

Implementation, Financing, and Justification

It is anticipated that a substantial percentage of housing for the very low income category will be constructed as assisted housing units by the Imperial Valley Housing Authority (IVHA). Private sector developers will be encouraged by the County to construct housing for very low income households, both apartment units and single family homes. The County could provide incentives to developers of housing for very low income persons by eliminating potential governmental development constraints. The single family homes planned to be constructed by the IVHA will be three, four, and five bedroom homes and will serve large families. The apartment units planned to be constructed by the IVHA will be one and two bedroom units and will serve such groups as senior citizens, single female parents with one or two children, and the handicapped.

Quantified Objectives (New Construction) (Future Need)

Objectives for the production of new housing units (both single and multiple family) in the County for the seven year period of 1989 to 1996 period are as follows (per telephone conversation with HCD staff on March 20, 1995):

Quantified Objectives	
<u>Income Levels</u>	<u>Objectives</u>
Total number of new units:	1,128
Very low income level	206
Low income level	272
Moderate income level	203
Above moderate level	447

Valley of Imperial Development Agency (VIDA) Schedule of Federal Financial Assistance

Federal Grantor			
<u>Pass-Through Grantor</u>	<u>Grant Federal Period</u>	<u>Award Amount</u>	<u>Grant</u>
Heber Housing	6/30/92-12/30/94	\$ 370,875	CDBG
Colonia I	10/92-04/95	\$ 300,000	CDBG
Colonia II	09/93-12/95	\$ 500,000	CDBG
Colonia III		\$ 572,000	CDBG
Colonia IV		\$ 1,200,000	CDBG
Scattered Sites		\$ 462,500	CDBG
Health Crisis			
Residential Facility		\$ 322,500	CDBG
Colonia			
"one-stop center"		\$ 100,000	HUD

Rehabilitation:

<u>Heber Housing</u>	
CDBG Funds	\$345,000
Low	8
Very Low	7
Total	15

<u>Colonia I (Kloke and Poe Subdivisions Colonias)</u>	
CDBG Funds	\$279,000
Low	103
Very Low	19
Total	147

<u>Colonia II (Poe Subdivision Colonia)</u>	
CDBG Funds	\$462,500
Low	103
Very Low	19
Total	147

<u>Colonia III (Poe Subdivision Colonia)</u>	
CDBG Funds	\$572,000
Low	29 (75%)
Very Low	19 (50%)
Total	39

<u>Colonia IV (El Dorado Colonia)</u>	
CDBG Funds	\$1,200,000
Low	74%
Very Low	50%
Total	170

Note: The County through a survey and public hearings has determined that the following needs of the area must be addressed:

- Water
- Housing program (rehabilitation/construction)
- Sewer
- Street improvements

The El Dorado consists primarily of housing units with some commercial and light industrial intermixed. There are approximately 170 homes, mobile homes or trailers. Of these units approximately 60% require some form of rehabilitation.

Of the approximately 170 units, 90% are occupied with approximately 74% in the targeted income group households (50% in the very low income group category).

Scattered Sites

CDBG	\$462,500
Low	12
Very Low	4
Total	12

Health Crisis Residential Facility

CDBG	\$322,500
Low	433
Very Low	324
Total	33,718

Colonia "one stop center"

HUD	\$100,000
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Note: One-stop center is to provide a diversity of services and program information to residents of colonias, provide a "circuit rider" to provide technical assistance to colonia residents, to provide consultant services funds, and to facilitate resolution of colonia issues.

Housing Objectives by Income (1989 - 1994)

<u>Quantified Objective</u>	<u>New Rehabilitation</u>	<u>Conservation</u>
Very Low/Low Income	75	105
Moderate Income	0	0
Above Moderate	0	0

Note: Between 1989-1991 funds were not disbursed to VIDA; however, as of September 1992, VIDA received CDBG funding for the rehabilitation of "colonias" in the unincorporated areas of Imperial County. VIDA also received HCD funding for the rehabilitation of 15 additional housing units within a two year period, 1992-1994 in the townsite of Heber.

General administration for all the above mentioned programs shall be conducted by the VIDA, which employs a Department Manager and Project Inspector with experience in the CDBG field.

7. Summary

This section listed some local regulations that clearly affect the cost of development. In some circumstances mitigation measures were not permissible due to the fact that State regulations cannot be relaxed by local government. The two State regulations that Imperial County does not have the authority to relax are Title 24 and Title 25 of California Code of Regulations. These two State regulations govern building practices to protect the public health, and safety of the community.

However, Imperial County has taken some actions to reform development costs while still protecting the community's health and safety. These actions include such things as modifications to the Draft Proposed Land Use Ordinance to allow well designed, increased density development; utilizing and updating model codes and implementing a rehabilitation code; and streamlining in-house review procedures.

D. Opportunities for Energy Conservation

Since June 1978, the County has been using Energy Conservation Regulations mandated by the State Energy Commission for new residences and additions. These regulations were substantially revised by the State in January 1982 and in January 1988; and are now designed for specific climate zones.

The residential energy regulations establish both prescriptive and performance standards such as: window shading, orientation, weather proofing measures, water heater insulation blankets, low-flow shower heads, insulation, weather stripping, and duct insulation. If a residence is designed in full compliance with these standards, the savings in energy costs, when measured over the life of the building, will be greater than the cost incurred by compliance. Even more importantly, the efficient use of energy will result in lesser dependency on limited energy producing resources.

While these new energy conservation design standards are long overdue, they nonetheless are minimum requirements. In looking to the future, it would be advantageous for the County to encourage energy efficient construction beyond those requirements put forth by the State. Particularly in the area of solar energy, Imperial County seems a natural candidate for acceptance of its wide use with the appropriate encouragement. While most solar systems are still costly, others (particularly hot water) are relatively marketable. It is important to again note that the required higher initial investment costs should be offset by lower long-term operating expenses. Together with construction design that minimizes energy usage and the use of solar energy devices, energy self-sufficiency in residences may be closer in the future.

III. GOALS AND OBJECTIVES

A. Preface

This section of the Housing Element presents Imperial County's goals, quantified objectives, and policies relative to the development, improvement, and maintenance of housing within the unincorporated areas of the County, during the period of 1989 to 1996.

Housing goals in general are a long-term end in which action is directed. Imperial County's goals are ideals which have been determined by the citizens as desirable and deserving of community time and resources to obtain. Statements of objectives are more specific and shorter range. They are identified to a degree to which they are realized and provide the opportunity to evaluate the progress made toward the realization of the long range goals. In conformance with State Law, objectives have been quantified. Policy statements are more specific still, and provide well defined guidelines for decision making. Program actions are intended to carry out the goals, objectives, and policies. Programs are presented in the following section.

B. Goals, Objectives, and Policies

1. Housing Demand and Accessibility

Goal 1: Ensure the provision of housing sites in suitable locations and with adequate services which collectively accommodate a range of housing types, sizes, and prices meeting the needs of all economic segments of the County's population.

Objective 1.1 Promote and encourage the Imperial Valley Housing Authority to set a RHNA-needed goal of 25 units of new rental construction for very low income families per year.

Objective 1.2 Implement a new construction housing program yielding 25 new units per year for the very low income and low income groups.

Objective 1.3 Definition of Community Development Block Grant (CDBG) Programs and related budgets which respond to appropriate policies in the Housing Element.

Policy 1.1 To provide a variety of housing opportunities affordable to the County's labor force and close by employment.

Policy 1.2 Encourage proposed residential development next to cities, schools, and other relevant services, and where availability of transit services are present.

Policy 1.3 Encourage the development of low and moderate income households by developers and the Imperial Valley Housing Authority.

Policy 1.4 Encourage the widest possible distribution of rental housing so that choice of location and cost exists.

Policy 1.5 Ensure adequate housing for all persons regardless of age, race, sex, marital status, source of income, economic status, or other appropriate factors.

2. Housing Supply and Affordability

Goal 2: Provide the opportunity to obtain affordable housing which is safe, decent, and sanitary and within a suitable living environment with reasonable accessibility to employment.

Objective 2.1 Maintain a land inventory of all government and publicly owned surplus sites (including state and federally owned land) in the county, which have potential for residential development for low and moderate income households.

Objective 2.2 Secure funds provided by federal, state and local housing revenue bond programs and CDBG.

Objective 2.3 Contingent upon funding availability, initiate a housing and rental rehabilitation program.

Objective 2.4 Coordinate homeless services at a local level, e.g., provide public information regarding emergency shelters/transitional housing in the form of pamphlets, etc.

Policy 2.1 Encourage the use of existing financing services and stimulate the development of innovative financial techniques that will reduce housing cost and facilitate housing production in Imperial County.

Policy 2.2 Actively promote equal housing opportunities for all County residents.

Policy 2.3 Promote handicapped access in appropriate new housing developments close to services.

Policy 2.4 Encourage quality housing in all residential areas compatible with the housing characteristics of the area.

Policy 2.5 Ensure that the special housing needs of large families, farmworkers, elderly, handicapped, families with female heads of households, homeless and other people are met, and those who are displaced as a result of public activities.

Policy 2.6 Encourage the use of federal and state funding resources for meeting local housing needs and program.

Policy 2.7 Assist the various homeless emergency shelters/transitional housing in acquiring funding sources provided by federal, state, and local shelter funds.

3. Housing Opportunities

Goal 3: Ensure that housing opportunities are available to all income groups in all communities without discrimination on the basis of race, religion, ethnicity, sex, age, marital status, or household composition.

Objective 3.1 To encourage the implementation of housing outreach and education program to inform the public of housing opportunities available, as well as various assistance programs available to eligible households.

Objective 3.2 Promote the provision of sites for low and moderate income housing where needed in Imperial County.

Objective 3.3 Ensure existing and projected housing needs of all income levels, including the County's share of the region's housing needs, are available to the greatest extent.

Objective 3.4 Reduce any effects of discrimination in housing and prevent future discrimination.

Policy 3.1 To facilitate expansion of the total housing supply by the private/public sector as a fundamental approach to adequate housing opportunity.

Policy 3.2 To diligently pursue actions to reduce regulatory constraints to housing which impede housing opportunities.

Policy 3.3 To strive for construction in the unincorporated County area for the low-income category as indicated by SCAG's RHNA Future Housing Needs.

Policy 3.4 To encourage a variety of incentives including the State density bonus program to support objective for new residential construction.

Policy 3.5 To continue affirmative action efforts to provide equal opportunity in housing.

4. Housing Conservation and Maintenance of Existing Housing Stock

Goal 4: Promote the inclusion of energy conservation features in new and existing housing as required.

Objective 4.3 To strive for the rehabilitation of 15 units per year in the unincorporated county area.

Objective 4.2 Control overcrowding in housing units where identified and appropriate.

Objective 4.3 Earmark a portion of future rehabilitation funds for use in modifying existing rental or ownership units to make them accessible.

Objective 4.4 Maintain rehabilitation support in target areas under future Housing and Community Development Block Grant Programs.

Objective 4.5 Implement housing outreach and education program to inform the public of housing opportunities available, as well as those various assistance programs available to eligible households.

Policy 4.1 Promote architectural design and orientation of residential developments that promote energy conservation.

Policy 4.2 Ensure that the quality, safety, and livability of the housing stock in the county is continually maintained or upgraded and that dilapidated housing which cannot be improved is replaced, where appropriate and necessary.

Policy 4.3 Upgrade affordable, low and moderate income housing by bringing them "up to code" as found necessary to meet the needs of those current residents who cannot afford safe housing.

5. Housing Cooperation and Coordination

Goal 5: Countywide and regional coordination of housing, community and economic development activities, with private sector (industry and business) and citizen group involvement.

Objective 5.1 Interface with industry and business organizations, especially those composed of employers.

Objective 5.2 Share with incorporated cities and unincorporated communities information and experience regarding special topics (e.g., innovative subdivision process).

Objective 5.3 Coordinate with the Imperial Valley Housing Authority to promote housing efforts; and interface with other counties and cities in any forum provided by Southern California Association of Governments (SCAG).

Policy 5.1 To participate in the activities of local governments, citizen groups and the private sector (industry and business) as appropriate relative to the provision of adequate housing for all households.

Policy 5.2 To seek positive actions from other levels of government to reinforce the County's efforts to achieve affordable housing.

Policy 5.3 To explore new forums of coordination and organization aimed at improving housing supply and affordability.

C. Relationship to Other General Plan Elements

The revised Imperial County Housing Element is one of nine County General Plan Elements prepared by Imperial County, which together creates a comprehensive General Plan text for dealing with land use and housing issues.

Consistency with other Elements was achieved by first reviewing state requirements, regional issues, and local issues as they relate to the General Plan. Second, several meetings were held to solicit input in the General Plan revision process. Third, based on community input and input from the General Plan Ad-Hoc Advisory Committee, staff prepared goals, objectives, and policies. Last, the Housing Element was drafted and programs and policies were written to complement the programs and policies of the other elements of the comprehensive general plan. Close coordination with the Land Use Element, Noise Element, Circulation/Scenic Highway Element, and Seismic/Public Safety Element allowed for cohesive housing policies throughout the comprehensive General Plan. The interdependence of the nine Elements in creating land use policy for the County lends itself to the achievement of internal consistency within the General Plan.

The Land Use Element of the General Plan serves as the primary policy statement by the Board of Supervisors for implementing development policies and land uses in Imperial County. This section presents Imperial County's Goals and Objectives relative to all land uses within the unincorporated areas of the County.

The Goals and Objectives are statements that shall provide direction for private development as well as government actions and programs. Imperial County's Goals and Objectives are intended to serve as long-term principles and policy statements representing ideals which have been determined by the citizens as being desirable and deserving of community time and resources to achieve. These Goals and Objectives, therefore, are important guidelines for land use decision making. It is recognized, however, that other social, economic, environmental, and legal considerations are involved in land use decisions and that these Goals and Objectives, and those of the other General Plan Elements, should be used as guidelines but not doctrines.

1. Goals and Objectives

Regional Vision

Goal 1: Achieve balanced economic and residential growth while preserving the unique natural, scenic, and agricultural resources of Imperial County.

Objective 1.1: Attain County growth and development patterns that are orderly, safe, and efficient utilizing appropriate financing resources.

Objective 1.2: Utilize non-agricultural land as a resource to diversify employment opportunities and facilitate regional economic growth. Uses must be consistent with each site's resource constraints, and the natural environment.

Objective 1.3: All zoning within the County of Imperial will be compatible with the General Plan.

Housing Opportunities

Goal 2: Encourage the compatible development of a variety of housing types and densities to accommodate regional population projections and special housing needs.

Objective 2.1: Provide sufficient, suitable residential sites and housing supply to meet projected housing needs of all segments of the population to the greatest extent possible.

Objective 2.2: Promote affordable housing for residents of all income groups, including low and moderate income households.

Development Patterns and Locations on Agricultural Land

Goal 3: Adopt policies that prohibit "leapfrogging" or "checkerboard" patterns of non-agricultural development in agricultural areas and confine future urbanization to adopted Sphere of Influence areas.

Objective 3.1: Encourage the infilling of development in urban areas as an alternative to expanding urban boundaries.

Objective 3.2: Discourage the development of new residential or other non-agricultural areas outside of city "spheres of influence" unless designated for non-agricultural use on the County General Plan, or for necessary public facilities.

Objective 3.3: Allow agricultural employee housing in Important Farmland for permanent and seasonal employees and their families where it promotes efficiency in farming operations and has a minimal impact on agricultural production.

2. Land Use Designations and Standards

In order to define a clear distribution of development and preservation, the following General Plan Land Use categories have been defined: Agriculture, Community Area, Rural Residential, Specific Plan Area, and Urban Area.

The following designations and standards rely on the land use descriptions specified above. Where uses are indicated as permitted in a land use category, limitations on such uses may be required by implementing zoning, or other forms of discretionary review.

Agriculture

This category is intended to preserve lands for agricultural production and related industries. Where this designation is applied, agriculture shall be promoted as the principal and dominant use to which all other uses shall be subordinate.

Residential Development Standards:

- Very low density residential land uses with not more than 1 single family dwelling unit per 40 acres or per legal parcel.
- Land shall not be subdivided for residential development.

- Agricultural employee housing may be permitted with a Conditional Use Permit and environmental review to determine that continued agricultural use will not be adversely impacted.

Community Area

The Community Area category represents land uses associated with the unincorporated communities of Hot Mineral Spa/Bombay Beach, Ocotillo/Nomirage, and Palo Verde. Their land use orientation is primarily toward relatively low density second home and retirement dwellings and recreational services, rather than urban residential, commercial, and industrial uses. Community Areas usually include small local and tourist serving central business districts with a rural orientation.

Residential Development Standards:

- Residential building intensity is determined by available public facilities and services and physical or environmental factors which may affect the site, including soil characteristics, groundwater conditions, etc.
- New residential development must be consistent with the existing character of the community.
- A minimum lot size of 20,000 square feet (net area exclusive of road and other easements) is required for new residential units where sewer service is not presently available. A larger lot size may be required for an on-site sewage disposal system to be approved by the County Environmental Health Services Division.
- An on-site potable water supply approved by the County Health Department is required for all residential development.

Rural Residential

The Rural Residential category represents predominantly low density residential and recreational land uses in areas where public water and sewer service is limited or non-existent. Permitted development within this category is based upon the availability of public services and facilities, the adequacy of the circulation system, and compatibility with the existing and planned adjacent development.

The only area designated as Rural Residential by the Land Use Plan of the Revised (1993) General Plan is adjacent to the Hot Mineral Spa area.

Residential Development Standards:

- Residential land uses at a population density from 1 dwelling unit per 5 acres to a maximum of 2 dwelling units per net acre.

- Residential building intensity is determined by available public facilities and services and other factors which may affect the site.
- A minimum lot size of 20,000 square feet (net area exclusive of road and other easements) is established for single family homes where sewer service is not presently available. A larger lot size may be required for an on-site sewage disposal system to be approved by the County Environmental Health Services Division.
- An on-site potable water supply approved the County Health Department is required for all residential development.
- A site-specific geohydrology study is required if a proposed residential subdivision is to be served by groundwater.

Specific Plan Areas

The Specific Plan Area (SPA) designation may be used where a Specific plan has been approved or must be approved prior to development, and use of such areas. This may include residential, commercial, industrial, agricultural, recreational, open space, and public uses.

Urban Areas

The Urban Area classification is intended to provided for low to high density residential, commercial, and industrial development, and associated public services. The Urban classifications are used for the incorporated communities of Heber, Niland, Seeley, West Shores/Salton City, and Winterhaven, among others. These areas are characterized by a full level of urban services, in particular public water and sewer systems, and contain or propose a broad range of residential, commercial, and industrial uses.

It is anticipated that these areas will eventually be annexed or incorporated and should be provided with the full range of public infrastructure normally associated with cities. Therefore, development in these areas shall provide for the extension of full urban services such as public sewer and water, drainage improvements, street lights, fire hydrants, and fully improved paved streets with curbs and in most cases, sidewalks.

Residential Development Standards:

- Residential land uses at a population density of 1 to a maximum of 29 dwelling units per acre.
- Residential building intensity is determined by available public facilities and services and physical or environmental factors which may affect the site.
- New residential development must be consistent with the existing character of the community.

- New residential development within the vicinity of airports must be consistent with the Airport Land Use Compatibility Plan.

A major agricultural land use issue addressed in the Agricultural Element is the continued viability of agricultural production and preservation of agricultural land. As noted above, the County Board of Supervisors recognized the potential threats to agricultural land productivity posed by increased non-agricultural land uses, and on August 7, 1990 approved the "Right-to-Farm" Ordinance (Ordinance No. 1301) (See page 66). Upon adoption of this ordinance, the following "notice", prepared by the Agricultural Commissioner's Office, was mailed to all owners of real property in Imperial County. This notice also provided to potential purchasers of property in Imperial County, and is attached to all building permits issued for projects that exist on or within 1/4 of a mile of agricultural land:

In order to define a clear distribution of development and preservation, the following Zoning categories have been defined: R-1, R-2, R-3, R-4, and A-3 (based on the Proposed Land Use Ordinance).

Residential Areas:

- R-1 Low Density Residential Area (one unit/lot) (6/acre)
- R-2 Medium Density Residential Area (two - four units/lots) (10/acre)
- R-3 High Density Residential Area (more than four units/lots) (29/ac)
- R-4 Manufactured Home (Mobile Home Park) Area
- A-3 Heavy Agricultural

As indicated previously there are four residential zones being proposed in the Draft Proposed Land Use Ordinance (formerly, the Zoning Ordinance).

Currently, we are in the process of implementing a Geographic Information System (GIS); therefore, specific acreage zoned for residential purposes cannot be compiled as of this date. However, the County Board of Supervisors has recently reviewed and approved five "Urban Area Plans" and three "Community Area Plans" which provide a comprehensive graphic analysis of potential residential areas for very low, low, moderate, and above moderate housing.

Each of the community/urban area plans provides land use designations for low, medium, and high density residential development. "...The average densities at which such development typically occurs..." is not determinable because the Planning/Building Department does not operate a housing program or keep statistics of "average densities" in each unincorporated area.

Note: For clarification as to where mobile homes are permitted please refer to the following:

R-1 (Low Density Residential) Purpose and Application

The purpose of the Low Density Residential Zone (R-1) is to designate areas that are and will be suitable for traditional smaller lot(s) with single family homes and related compatible uses. Typically the R-1 Zones are to be characterized by single family subdivisions, however innovative low intensity projects may be allowed and compatible on case by case review. The maximum

density for the R-1 Zone shall not exceed six (6) dwelling units per net acre, except that an increase for density bonus consideration, and/or an increase under Division 3, Chapter 1, may be granted.

Minimum Lot/Parcel Size

Except as otherwise provided within this Title, no lot/parcel or portion thereof within the R-1 Zone shall contain less than 6000 sq. ft. net. Except as otherwise provided herein no lot/parcel shall have an access width of less than 50 foot net, to a public street. Lots created specifically for public purpose and continued public ownership may be less than 6000 square feet.

Minimum Lot Area Per Dwelling Unit

Except as otherwise provided within this Title, there shall be no more than one (1) dwelling unit per legal parcel in the R-1 zone.

Setbacks

The following minimum setback dimensions shall apply in the R-1 Zone;

A. Front Yard:

- 1) 25 feet for existing lots unless the lot is less than 100 feet in depth, or unless a minimum of three (3) off street parking spaces are provided behind the setback line in which case the minimum is 20 feet.
- 2) 20 feet minimum (averaged) for new subdivisions provided the setback dimensions vary from an absolute minimum of 10 feet, provided further that any lot with a setback of 20 feet or less shall provide a minimum of three (3) off street parking spaces, behind the setback line.
- 3) 10 feet minimum on any new or existing lot where a minimum of three (3) off street parking spaces are located within the rear yard, with access to a street or alley from the rear yard, or with access to the street by means of a single driveway not less than 15 feet in width.

Note: Designated or required parking areas shall be accessible and usable at all times.

B. Side Yard:

There shall be a minimum five feet (5') on each side of an R-1 structure to property line except as follows:

- 1) On corner lots the side yard facing a street shall have the same setback as the front yard.
- 2) On designated zero lot line R-1 structures one side may be zero provided that the opposite side is then ten feet (10') minimum, and provided further that the zero lot line portion of the structure meets UBC fire protection standards.

C: Rear Yard:

- (1) 20 feet minimum for all primary structures on lots that do not have an alley.
- (2) 10 feet minimum for all primary structures on lots that have a minimum width alley of 20 feet.
- (3) 5 feet for accessory structures for lots that do not have an alley.

Height:

The following height limits shall apply to all R-1 Zones:

- (1) Primary residential buildings shall not exceed three (3) stories in height, or 40 feet whichever is less.
- (2) Detached accessory structures shall not exceed two (2) stories or 25 feet whichever is less.
- (3) Radio and/or television antenna incidental to the structure, or chimneys, or any other architectural feature shall not exceed 60 feet in height.

R-2 (Medium Density Zones)

Purpose and Application

The purpose of the medium density R-2 Zone is to designate and establish standards for single family and duplex and other low/medium density residential uses. This zone is typified with single family and duplex structures. The density shall not exceed twelve (12) dwelling units per net acre. While single-family and duplex structures typify this zone, other innovative housing techniques including clustering, zero lot line and garden housing unit, may be permitted.

Minimum Lot/Parcel Size

Except as otherwise provided within the title no lot, parcel or portion thereof within the R-2 Zone shall be less than 6000 square feet for one dwelling and 3500 square feet/dwelling or multiple dwellings. No parcel within this zone shall have less than 60 feet of street frontage.

Minimum Lot Area/Dwelling Unit

Except as otherwise provided within this Title there shall be a minimum of 3500 square feet of lot area per dwelling.

Setback:

The following setback shall apply in the R-2 Zone:

A. Front Yard:

25 feet minimum unless the lot is 80 feet or less in depth and a minimum of two off street parking spaces per unit plus one visitor parking space for every two units is provided in which case the minimum may be 20 feet.

B. Side Yard:

There shall be a minimum side yard of five feet (5') on each side of the building, except as follows:

1. On a corner lot the side yard facing the street shall meet the same setback as the front yard.
2. On designated zero lot line construction, one side may be zero provided the opposite side is a minimum of ten feet (10') and provided further that the zero lot line side of the structure meets all UBC and UFC requirements, for fire protection.

C. Rear Yard:

- (1) 20 feet minimum for all primary structures on lots that do not have an alley.
- (2) 10 feet minimum for all primary structures on lots that have a minimum width alley of 20 feet.
- (3) 5 feet for accessory structures for lots that do not have an alley.

Height:

The following height limits shall apply to all R-2 Zones:

- (1) Primary residential buildings shall not exceed three (3) stories in height, or 35 feet whichever is less.
- (2) Detached accessory structures shall not exceed two (2) stories or 25 feet whichever is less.
- (3) Radio and/or television antenna incidental to the structure, or chimneys, or any other architectural feature shall not exceed 60 feet in height.

Parking:

Where off street parking is provided via a vis enclosed garages, or open carports not readily visible from the street, a twenty percent (20%) increase in density along with a front yard setback to ten feet (10') may be allowed.

Special Procedure/Development Standards:

- A. While the R-2 Zone allows for multi-family housing such as duplex, triplex, etc., the development within an R-2 Zone does not allow multiple single family detached structures or two independent manufactured structures.
- B. The R-2 Zone allows for duplex or one triplex or one Quadriplex, however, it does not allow for more than one such unit or for a mixture of units on any one legal parcel.

R-3 (High Density Residential)

Purpose and Application

The purpose of the high density residential (R-3) zone is to designate and establish standards, as well as, areas appropriate for a variety of medium density to high density residential living environments, including therein, apartments, townhouses, and condominiums. The maximum density is established at 29 dwelling units per net acre. The R-3 zoning designation may be allowed in any urban area of the County provided it has adequate utility services, streets and other public facility capacities.

Minimum Lot/Parcel Size

Except as otherwise provided within this Title, no lot, parcel or portion thereof within the R-3 zone shall be less than 6,000 square feet per one dwelling unit and have a minimum of 60 feet of street frontage.

Minimum Lot Area:

Provided within this Title there shall be a minimum of 1,500 net square feet of lot area per dwelling unit in the R-3 district, provided however that the basic lot minimum is 6,000 square feet.

Setback:

The following setback shall apply in the R-3 zone.

- a) Front Yard - 30 feet minimum unless the lot is 80 feet or less in depth and the minimum of 2 off-street parking spaces per unit, plus one visitor parking space for every two units as provided in which case the minimum may be 20 feet.

b) Side Yard - shall be a minimum side yard of at least 5 feet on each side of the building except as following:

1. On a corner lot, the side yard facing the street shall meet the same setback as the front yard.
2. On designated 0 lot line construction, one side may be 0 provided the opposite side is minimum of 10 feet and provided further that the 0 lot line side of the structure meets all UBC and UFC requirements for fire protection.

c) Rear Yard

1. 20 foot minimum for all primary structures on lots that do not have an alley.
2. 10 foot minimum for all primary structures on lots that do have a minimum width alley of 20 feet.
3. 5 feet for accessory structures for lots that do not have an alley.

Height

The following heights shall apply to all R-3 zones.

1. Buildings and structures located in the R-3 zone shall not exceed four (4) stories or 45 feet.
2. Detached accessory structures shall not exceed two stories or 25 feet whichever is less.
3. Radio and/or television antenna incidental to the structure or chimneys are or another architectural feature shall not exceed 60 feet in height.

Parking

Off-street parking shall be provided in the R-3 zone according to the standards contained in Sections 90402.00 through 90402.15. Where off-street parking is provided via an enclosed garage or open carports, not readily visible from the street, 20% increase in density along with a front yard setback reduction to 10 feet may be allowed.

Special Procedures

- a. While the R-3 zone allows for multi-family housing such as duplex, triplex, quadriplex, etc., the development within a R-3 zone does not allow multiple single-family detached structures or more than one manufactured structure.
- b. In any R-3 zone containing more than ten units, provisions for an on-site manager and/or contact person shall be made.

R-4 (Mobile Home Park/Subdivision Zone)

Purpose & Application

The purpose of the Mobile Park/Subdivision Zone, is to allow for areas that are suitable mobile home (manufactured home) residential living environments and regulate development within these areas to be in compliance with California Code of Regulations Title 25.

Minimum Lot Size

Except as otherwise provided within this Title, no portion of any lot within the R-4 Zone shall be less than 6,000 square feet, except that lots within a designated permitted mobile home park as depicted in Title 25 may be 3,500 square feet.

Minimum Lot Area

There shall be no more than one dwelling unit per legal lot in the R-4 Zone.

Setback

The following yard and setback requirements apply to the R-4 Zone.

- a) Front Yard - The front yard minimum setback for all structures shall be 15 feet from property line.
- b) Side Yard - There shall be a side yard on each side of the property or main building of not less than 5 feet and not less than 10 feet on the other side, except that on a corner lot, side fronting on the street shall be the same as the front yard setback.
- c) Rear Yard
 - 1. 20 foot minimum for all primary structures on lots that do not have an alley.
 - 2. 10 foot minimum for all primary structures on lots that do have a minimum width alley of 20 feet.
 - 3. 5 feet for accessory structures for lots that do not have an alley.

Height

The following heights shall apply to all R-4 Zones.

- 1. Buildings and structures shall not exceed 3 stories or 35 feet, whichever is less.
- 2. Radio and/or television antenna, chimneys and other similar structures shall not exceed 60 feet.

Special Note: In addition to the above this zone shall comply with setback requirements of Title 25, at a minimum.

Special Procedures

The following special procedures, development and standards apply to the R-4 Zone.

- a. No development shall be permitted within the R-4 Zone prior to the recordation of a final subdivision map in accordance to the procedures of Imperial County or following issuance of a Permit to Operate to a permitted mobile home park.
- b. Each mobile home placed on an individual lot/parcel shall be:
 1. Placed on a permanent foundation system.
 2. Be installed according to manufacturer's instructions and State requirements and either be recessed into the grounds or be otherwise enclosed so that no portion of the under carriage is visible.

Note that a mobile home shall not be recessed into the ground if it is connected to liquefied petroleum gas. Any recessed mobile home shall have a finished floor elevation of a minimum of 12 inches above adjacent street and shall make provisions for proper drainage.

A-3 (Heavy Agriculture)

Purpose & Applicability

The purpose of the A-3 (Heavy Agriculture) Zone is to designate areas that are suitable for agricultural land uses, and to prevent the encroachment of incompatible uses onto and within agricultural lands, and to prohibit the premature conversion of such lands to non-agricultural uses. It is a land use that is to promote heaviest agricultural uses in the most suitable land areas of the County. Uses in the A-3 zoning designation are limited primarily to agricultural related uses and agricultural activities that are compatible with agricultural uses.

Special Note: The uses under agricultural industries may be in the form of a co-operative or corporation or a limited partnership provided, that the facility continues to be used for agricultural related processing. In the event the facility ceases to operate, it shall not be converted to another agricultural related processing or other use.

- A. Residential uses. A single-family dwelling occupied by the owner or by a full time on-site manager. Mobile home occupied by the owner or by a full time on-site manager.
- B. Residential accessory structures, farm labor housing under California law.

Note: One residential occupancy is legally permitted in any A-3 Zone, any additional residential occupancy shall only be considered and/or permitted through a conditional use permit.

Minimum Lot Area Per Dwelling Unit

There shall be not more than 1 principal single-family dwelling on any legal parcel, in the A-3 Zone, except that by a conditional use permit, a caretakers residence may be allowed in addition to the principal residence. In the event that the principle residence is subdivided from the principal acreage at less than 40 acres for financing purposes, the property shall be required to file with the County of Imperial a residential development easement covering the balance of the parcel at a minimum equaling 40 acres net minimum.

Setback

The following setback requirements apply in the A-3 Zone.

- a) Front Yard - The front yard minimum setback applies to all buildings and shall be as follows:
 - 1. 40 feet minimum from front yard property line or 70 feet from centerline of adjacent street
 - 2. 20 feet from the front yard property line for all non-residential structures.
 - 3. 300 feet from centerline of adjacent street for any animal, livestock pens
 - 4. 100 feet for any agricultural processing facility
- b) Side Yard - There shall be a side yard setback on each side of a building of not less than 10 feet.
- c) Rear Yard - There shall be a rear yard of not less than 10 feet for all structures.

Height

The following height limits shall apply to all A-3 Zones.

- 1. Residential buildings shall not exceed 3 stories or 35 feet in height, whichever is less.
- 2. Agricultural related structures shall have no height limitation, unless they are located within a designated airport sphere of influence.

D. From the Board of Supervisors of Imperial County Disclosure required by Imperial County Codified Ordinance Section 62103

RIGHT TO FARM

The County of Imperial permits operation of properly conducted agricultural operations within the County. If the property you are purchasing or own is located near agricultural lands or operations or included within an area zoned for agricultural purposes, you may be subject to inconvenience or discomfort arising from such operations. Such discomfort or inconvenience may include, but are not limited to: noises odors, light, fumes, dust, smoke, insects, chemicals, operation of machinery (including aircraft) during any 24 hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. One or more of the inconveniences described may occur as a result of any agricultural operation which is in conformance with existing laws and regulations and accepted customs and standards. If you live near an agricultural area, you should be prepared to accept such inconvenience or discomfort as a normal and necessary aspect of living in a county with a strong rural character and an active agricultural sector. Imperial County has established a grievance committee to assist in the resolution of any disputes which might arise between residents of this county regarding agricultural operations. If you have any questions concerning this disclosure, please contact the Agricultural Commissioner's Office at 339-4314.

IV. IMPLEMENTATION PROGRAMS AND POLICIES

A. Preface

The Housing Action Plan presented in this section sets forth a seven year schedule of actions Imperial County is undertaking to implement the previously presented housing goals, objectives, and policies.

Quantification of anticipated program impacts for the years 1989 through 1996, represents an estimate of the maximum number of households units that can be assisted through construction and/or rehabilitation given the fiscal constraints under which the County must operate.

Implementation, Financing, and Justification:

It is anticipated that a substantial percentage of housing for the "very low" income category will be constructed as assisted housing units by the Imperial Valley Housing Authority (IVHA). Private sector developers will be encouraged by the County to construct housing for "very low" income households, both apartment units and single family homes. The County could provide incentives to developers of housing for very low income persons by eliminating potential governmental development constraints. The single family homes planned to be constructed by the IVHA will be three, four, and five bedroom homes and will serve large families. The apartment units planned to be constructed by the IVHA will be one and two bedroom units and will serve such groups as senior citizens, single female parents with one or two children, and the handicapped.

The private sector is also expected to provide all the housing units for the "moderate" and upper income categories.

Housing Rehabilitation Program:

The Valley of Imperial Development Agency administers an active housing rehabilitation program utilizing State Community Development Block Grant funds and other monies available through the U.S. Department of Housing and Urban Development (HUD).

The Housing Rehabilitation Program serves primarily homeowners in the very low and low income categories. Although the Housing Rehabilitation Program provides a very viable method of eliminating existing substandard housing, it does not provide any new or additional housing units for the community.

Goals:

1. Apply for the maximum CDBG grant the County is eligible for each year during the seven year, 1989 to 1996, planning period (per HCD).
2. Utilize program income funds as appropriate to further the objectives of the Housing Rehabilitation Program.

B. Housing Action Plan

1. Action in Support of Achieving Housing Demand and Accessibility

a. Site Identification. Support new construction of affordable lower income housing by designating sites in the unincorporated area of the County which would be appropriate for assisted housing programs. This would be accomplished through a land inventory windshield survey conducted by the Imperial County Planning/Building Department.

Responsible Agency:	Imperial County Planning/Building Department
Funding:	No special funding required
Funding Source:	On-going
Time Table:	1989-1996

b. Assist IVHA in Housing Development. Imperial County Planning/Building Department, VIDA/County Administrative Office, and Imperial County Board of Supervisors will participate with the Imperial Valley Housing Authority in the development of lower income housing for senior citizens as well as large families, and other programs.

Responsible Agency:	VIDA/County Administrative Office-Imperial County Planning/Building Department
Funding:	Need to apply for funds
Funding Source:	CDBG and other housing programs as available.
Time Table:	1989-1996

c. Manufactured Housing. Encourage the development of affordable housing by allowing manufactured housing in appropriate residential areas.

Responsible Agency:	Imperial County Planning/Building Department
Funding:	Existing state mandate
Funding Source:	On-going
Time Table:	Continuous

d. Encourage Planned Residential Developments. The County Proposed Land Use Ordinance shall be amended to allow the development of Planned Residential Development.

Responsible Agency:	Imperial County Planning/Building Department
Funding:	No special funding required
Funding Source:	On-going
Time Table:	1989-1996

2. Action in Support of Housing Supply and Affordability

a. Cooperate with Developers. Encourage the development of housing affordable to low, very-low, and moderate-income households as well as above-moderate-income and Senior Citizen

households in Imperial County by cooperating with private/public developers in implementing the policies and programs of the Housing Element.

Responsible Agency:	The Imperial Valley Housing Authority
Funding:	CDBG/other staff time
Funding Source:	In-kind
Time Table:	Continuous

b. Provide Technical Assistance. Staff of Imperial County Planning/Building Department will provide technical assistance to developers of subsidized housing. This assistance includes reviewing specific sites that are both suitable for elderly and family housing and are consistent with the County's assisted housing policies and objectives.

Responsible Agency:	Imperial County Planning/Building Department-Imperial
Funding:	Valley Housing Authority
	In-kind
Funding Source:	Federal/state source
Time Table:	Continuous

c. Cal-Vet Loans. The Cal-Vet Loan Program provides long-term saving loans at low interest rates for California Veterans.

Responsible Agency:	State of California
Funding:	State of California
Funding Source:	VA
Timetable:	Continuous

d. Valley of Imperial Development Agency. Participate with VIDA in the development of public/private housing units for the various identified programs in the county.

Responsible Agency:	VIDA -County Administrative Office-Imperial Valley Housing Authority
Funding:	Varies with each project
Funding Source:	CDBG, etc.
Timetable:	Continuous

e. Identify Transitional Housing Sites. Coordinate with the various emergency shelter providers in the identification of potential sites for the development of transitional housing.

Responsible Agency:	County Administrative Office/VIDA and the Imperial Valley Housing Authority
Funding:	Contingent upon the availability of County land/existing structures.
Funding Source:	Federal, state, local and private foundations.
Time Table:	Continuous

f. **Provide CEQA Assistance for Funding Requests.** Cooperate with the various emergency shelter providers in the development of transitional housing by providing CEQA assistance in acquiring shelter funds or by providing in-kind services.

Responsible Agency:	County Administrative Office/VIDA, and the Imperial Valley Housing Authority
Funding:	Contingent on available shelter funds and County in-kind services.
Funding Source:	Federal, state, local and private foundations.
Time Table:	Continuous

g. **Identify Zones for Transitional Housing.** Implement measures to identify land use designations through the Draft Proposed Land Use Ordinance which would determine the most appropriate zones for transitional housing.

Responsible Agency:	Imperial County Planning/Building Department
Funding:	County staff time
Funding Source:	In-kind Services
Timetable:	Adopt Ordinance

3. **Action in Support of Housing Opportunities in Imperial County**

a. **Farmworker Housing Rehab.** Seek funding from the Farmworker Housing Grant Program (FWHG) for the rehabilitation of existing farmworker units.

Responsible Agency:	VIDA
Funding:	Minimal
Funding Source:	(FWHG) and (CDBG)
Timetable:	Continuous

b. **Use of Mortgage Revenue Bonds.** Promote development of assisted rental housing for low and moderate income persons and families in Imperial County through the use of tax-exempt Mortgage Revenue Bonds and through below-market rate financing through private lenders.

Responsible Agency:	VIDA
Funding:	Minimal
Funding Source:	California Housing Finance Agency (CHA)
Timetable:	Continuous

c. **Fair Housing Enforcement.** Ensure that fair housing enforcement is reviewed periodically to prevent discrimination. VIDA/County Administrative Office and the Imperial Valley Housing Authority are the agencies that can receive fair housing complaints and refer subject complaints to HUD. HUD enforces the 1968 Civil Rights Act which prohibits discrimination in housing and guarantees the right of fair housing.

Responsible Agency:	VIDA-County Administrative Office-Imperial Valley Housing Authority
---------------------	---

Funding:	No special funding
Funding Source:	N/A
Time Table:	Continuous

d. Density Bonus Program. The Density Bonus Program allows Developers an opportunity reduce development constraints if they provide low income housing. (See Appendix D).

Responsible Agency:	Imperial County Planning/Building Department
Funding:	No special funding required
Funding Source:	N/A
Time Table:	Continuous

Note: The "Draft Density Bonus Program" is part of our Land Use Ordinance (formerly known as the "Zoning Ordinance"), which is currently being updated, and is projected to be completed in the near future.

The current Zoning Ordinance is still active until a new Ordinance has been approved and adopted by the Board of Supervisors.

4. Action in Support of Housing Conservation and Maintenance of Existing Housing Stock

a. Section 515 Low Interest Rehab Loans. Coordinate with the Rural Economic and Development Service, formerly Farmers Home Administration to secure and distribute Section 515 low interest loans to rehabilitate multiple dwelling units for low and moderate income households.

Responsible Agency:	VIDA-County Administrative Office-Imperial Valley Housing Authority
Funding:	Minimal
Funding Source:	CDBG, County General Fund
Timetable:	Continuous, 1989-1996

b. Weatherization Program. Promote the use of energy conservation measures in low and moderate income housing by seeking available funds to initiate a County rehabilitation "weatherization program."

Responsible Agency:	VIDA-Campesinos Unidos Incorporated
Funding:	On-going
Funding Source:	State Office of Emergency Services (OES); Federal, state, utilities
Timetable:	Continuous

c. Energy Conservation. Implement policies and programs for the conservation of energy in housing design and housing rehabilitation, such as implementation of Title 24 Energy Conservation Requirements; and adopt appropriate legislation for the encouragement and protection of solar energy systems.

Responsible Agency:	Imperial County Planning/Building Department
Funding:	On-going
Funding Source:	On-going
Timetable:	On-going

d. SB966 Rehab Loans. Promote the rehabilitation of low income and moderate income housing which warrant rehabilitation. This can be accomplished through SB966 which authorizes the state to provide a county with funds which may be loaned to low and moderate income homeowners for rehabilitation purposes.

Responsible Agency:	VIDA-County Administrative Office
Funding:	On-going
Funding Source:	California Department of Housing and Community Development (HCD) and Office Emergency Services (OES)
Timetable:	1989-1996

e. Public Information. Promote a housing educational program via public information brochures and technical assistance to encourage maintenance of existing housing stock.

Responsible Agency:	VIDA-Imperial Valley Housing Authority
Funding:	T.A. Funds in-kind
Funding Source:	CDBG, other
Time Table:	Continuous

5. Support of Housing Cooperation and Coordination

a. Develop Community Support. Interface with industry and business organizations to develop community support for low and moderate income housing development, emergency shelters, and other special housing needs.

Responsible Agency:	VIDA-Imperial Valley Housing Authority
Funding:	T.A. Funds in-kind
Funding Source:	On-going
Timetable:	Continuous

b. Coordinate with Public Agencies. Inform public agencies of special studies being conducted in the unincorporated communities (e.g., infrastructure studies) so that they can participate in resolving problems associated with special need housing development.

Responsible Agency:	Imperial County Planning/Building Department-VIDA/County Administrative Office
Funding:	County staff time
Funding Source:	Continuous
Timetable:	On-going

c. SCAG Forums. Participate in the forums provided by SCAG; coordinate meetings so that representatives from the incorporated cities and unincorporated communities present their concerns to SCAG.

Responsible Agency:	Imperial County Planning/Building Department-VIDA County Administrative Office
Funding:	In-kind
Funding Source:	Continuous
Timetable:	On-going

d. Technical Support for Economic Development. Support economic development activities coordinated with VIDA through technical support. For example, Planning/Building Department will keep on file a list of developable land, sewer capacity and water capacity within the unincorporated areas of the County.

Responsible Agency:	Imperial County Planning/Building Department-VIDA/County Administrative Office
Funding:	County Staff time
Funding Source:	Continuous
Timetable:	On-going

M I N U T E O R D E R
O F
I M P E R I A L C O U N T Y
B O A R D O F S U P E R V I S O R S

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date : Jan 9, 1996      | book : 295 | page : 330 | file # : 1145.3 | m.o.#: 13
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x-file 1: 250.54      | x-file 2: 1710.4 | x-file 3:      | x-file 4:
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department : PLANNING      | 2nd. page :      |
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THE BOARD OF SUPERVISORS OF THE COUNTY OF IMPERIAL , STATE OF CALIFORNIA, on a motion by Supervisor : LUCKEY , second by Supervisor : VAN DE GRAAFF and approved by the following roll call vote;

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      AYES [: VAN DE GRAAFF, COLE, SHORES, LUCKEY, SHARP
      NAYES[: NONE
ABSTAINED[: NONE
EXCUSED OR ABSENT[: NONE
```

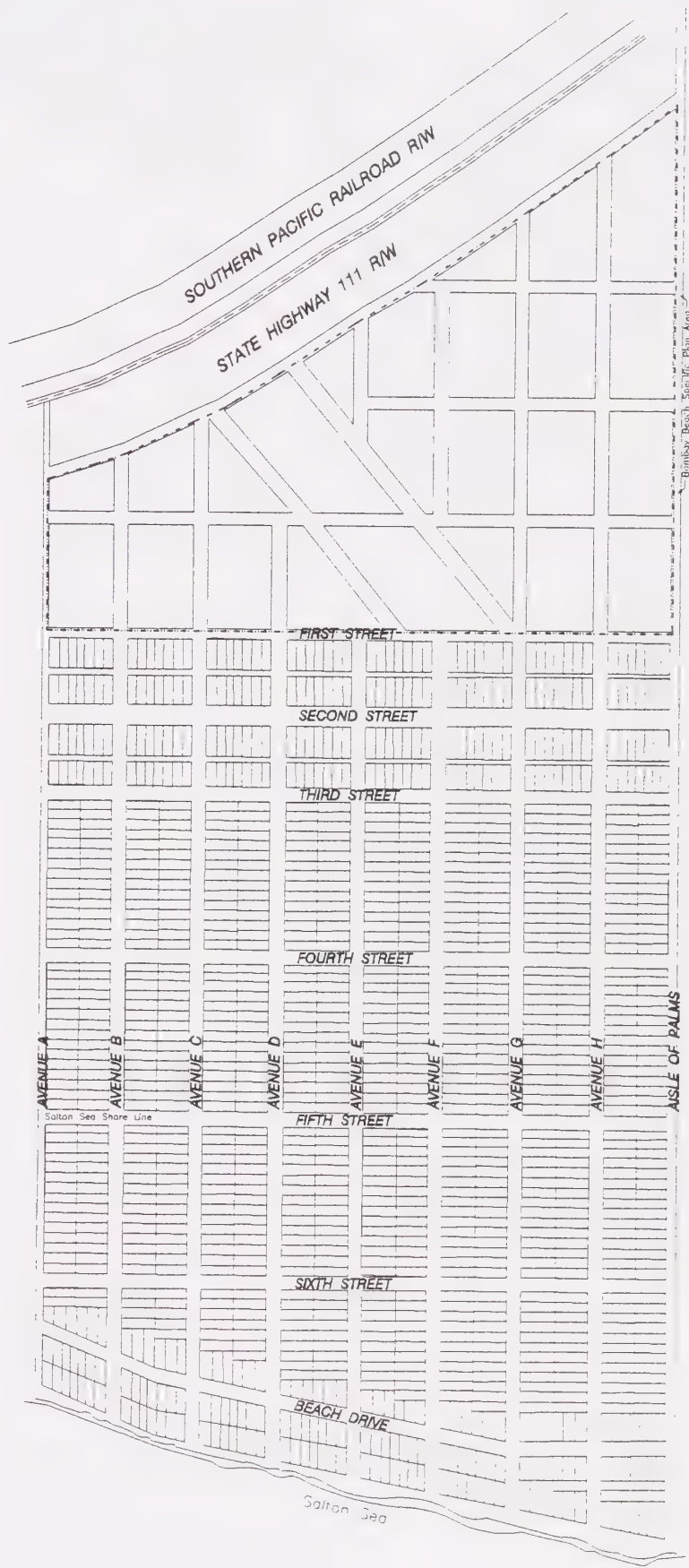
IN REFERENCE TO;

:
After public hearing, the following actions were taken relating to the revised General Plan Amendment Housing Element (County-wide):

- a. Certified the Negative Declaration on the basis of the Initial Study and any comments received showed no substantial evidence that the project will have a signifant effect on the environment.
- b. Made the General Plan Findings #1 through #5.
- c. Adopted the revised proposed Housing Element, with corrections and modifications as discussed, as being part of Imperial County's General Plan.
- d. Directed the Planning Department to forward the revised Housing Element to the California State Department of Housing and Community Development for certification.

```
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topic   : GENERAL PLAN
-----
x-topic: HOUSING ELEMENT
-----
```

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cc;   [Y] Clerk      [Y] Auditor      [Y] CAO      [:Y] County Counsel
      [:Y] Planning  [: ] Public Works  [: ] Health  [: ] Ag/APCD
      [: ] other[: ]      [: ]      [: ]      [: ]
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Imperial County
General Plan

Townsite of Bombay Beach

Housing Element

Figure
1

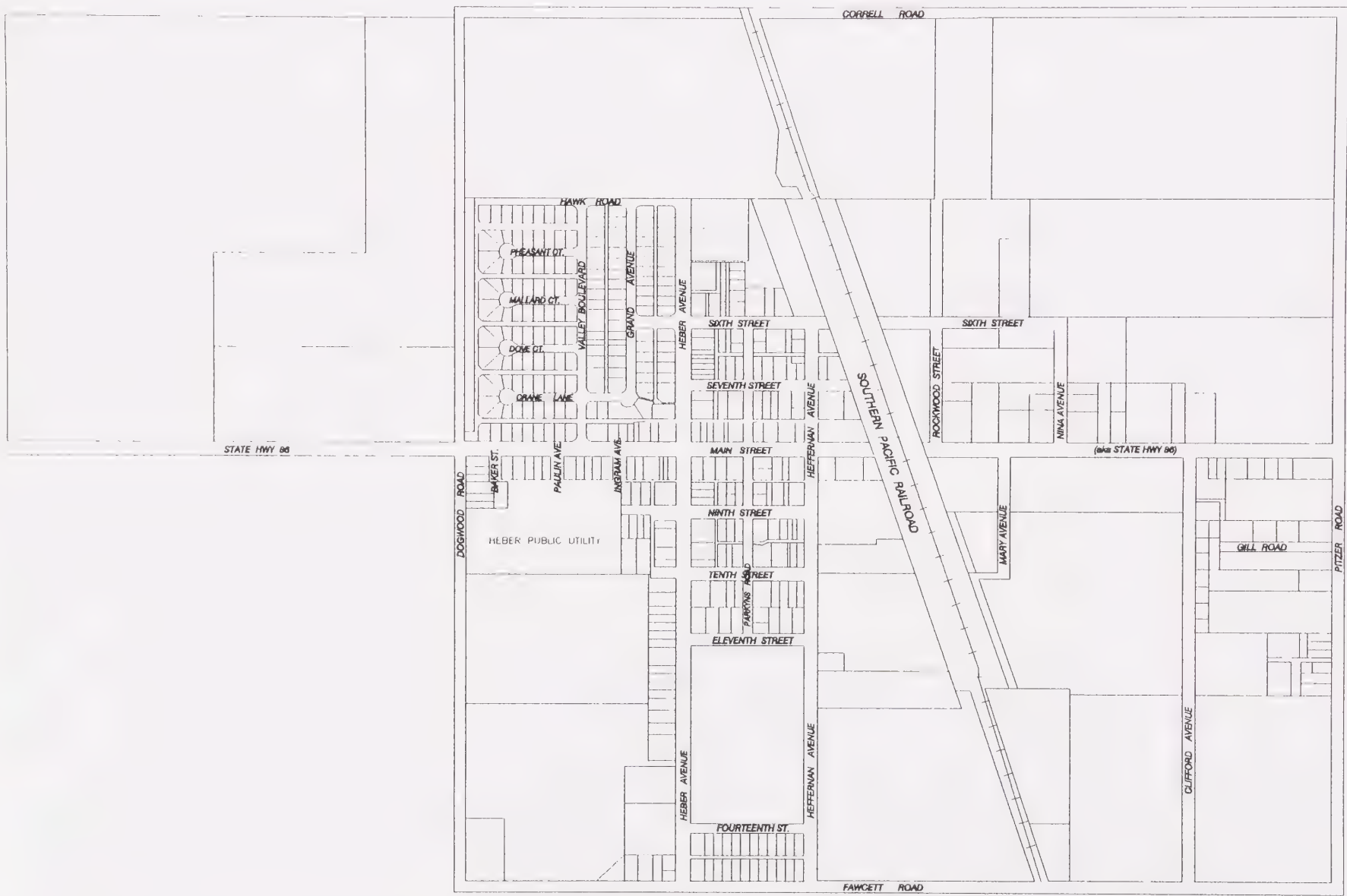


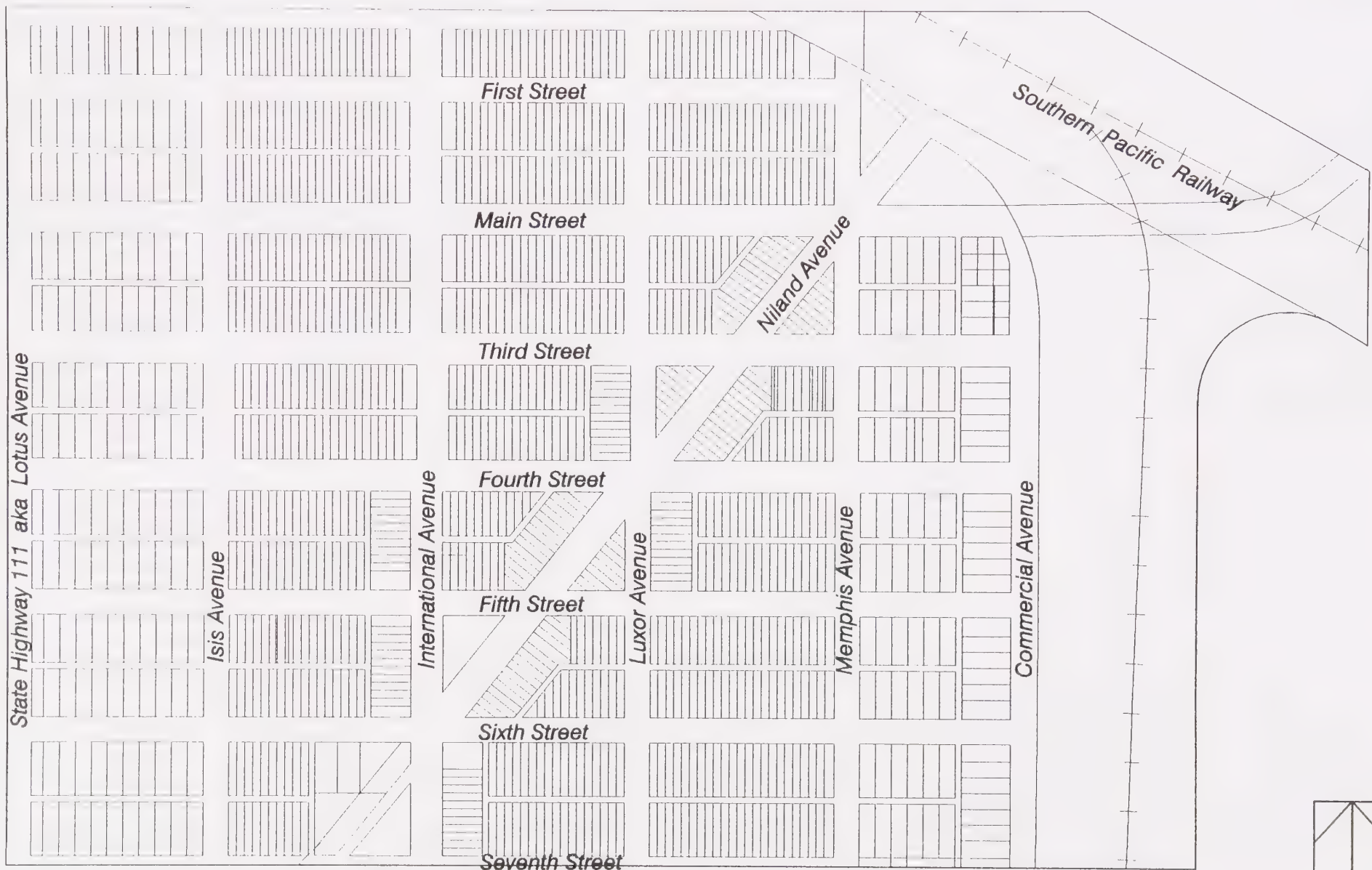
Imperial County
General Plan

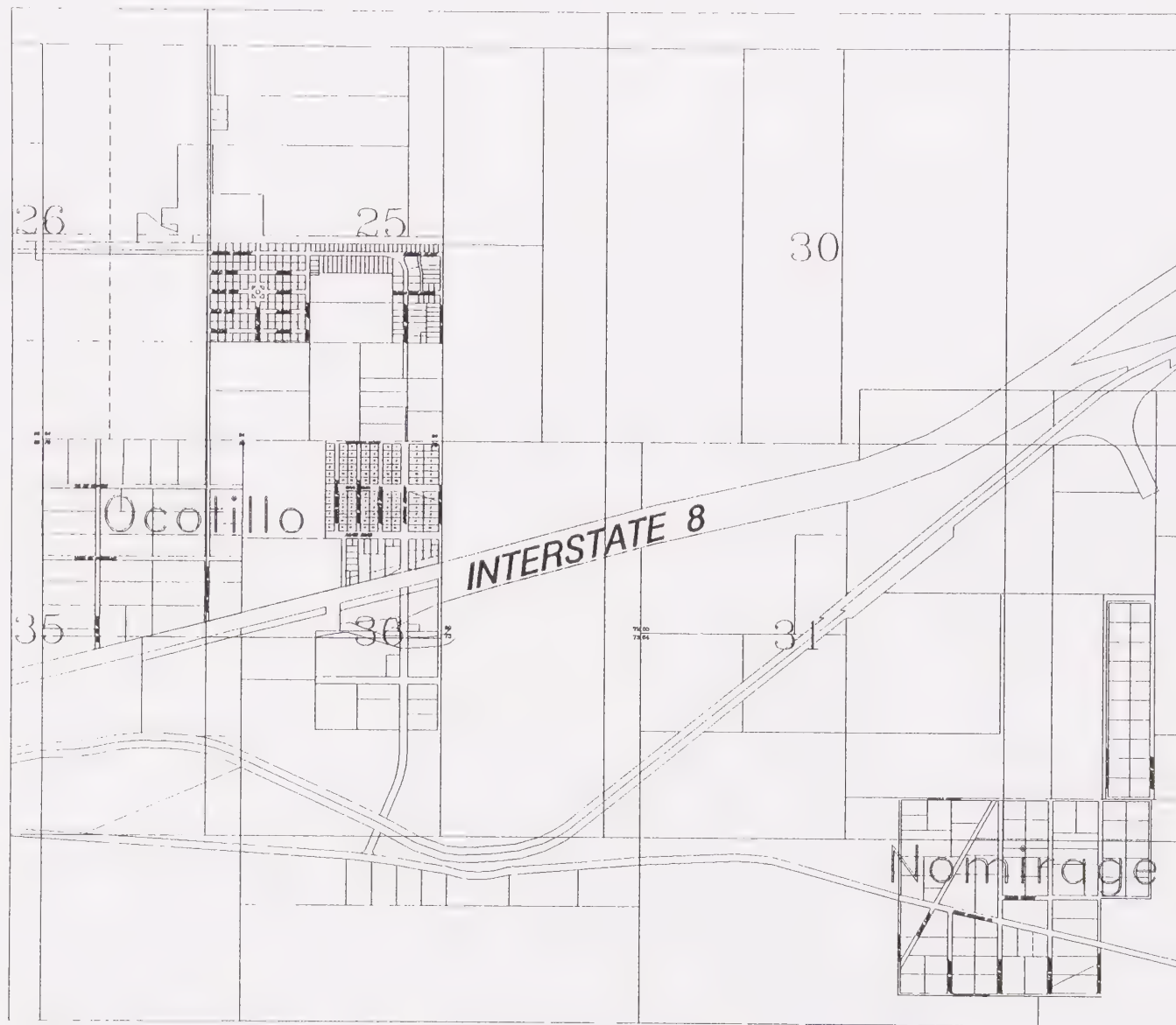
Townsite of Desert Shores

Housing Element

Figure
2





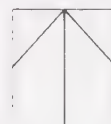
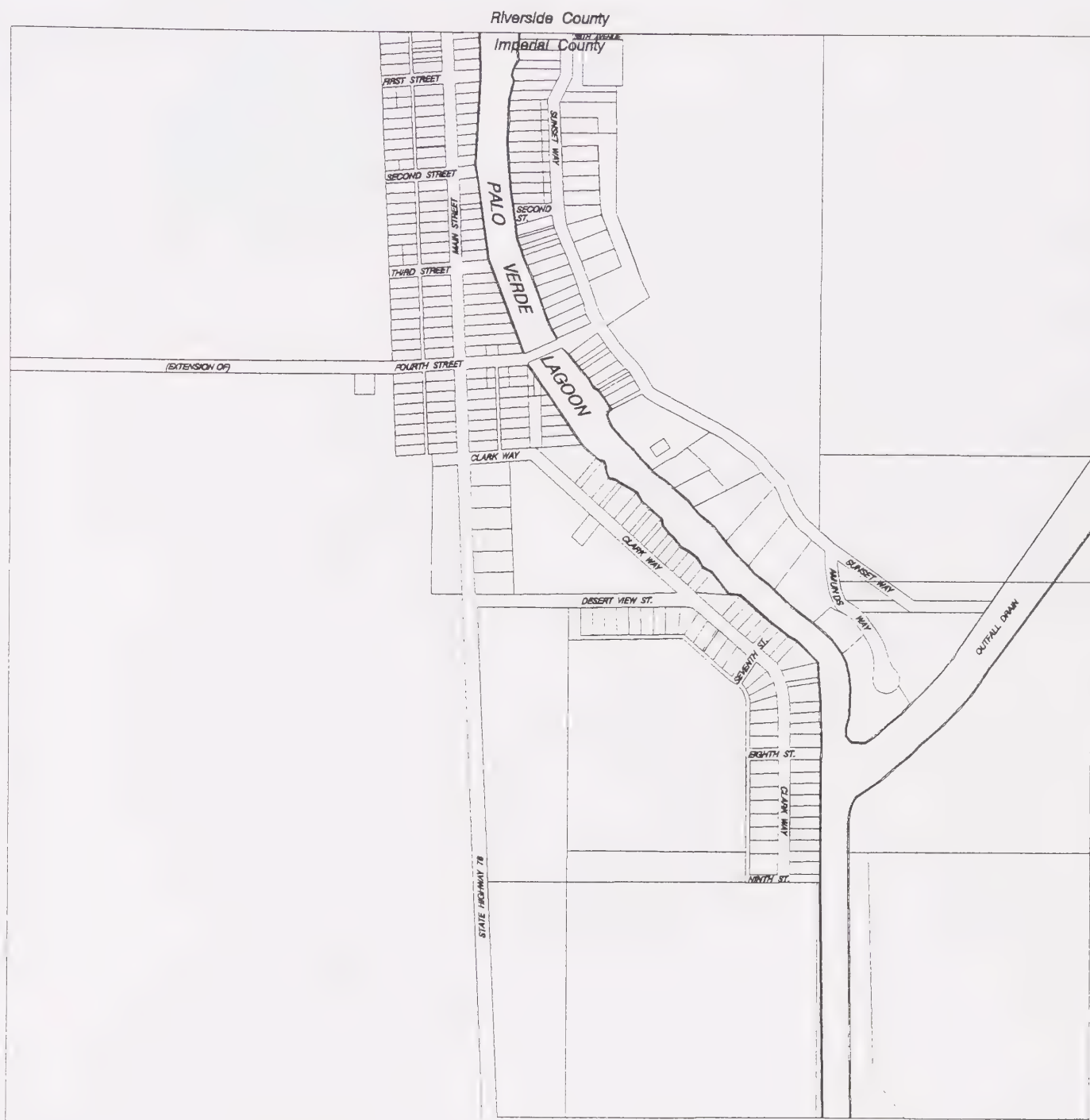


**Imperial County
General Plan**

**Townsite of Ocotillo/
Community of Nomirage**

Housing Element

**Figure
5**



Imperial County
General Plan

Townsite of Palo Verde

Figure
6

Housing Element

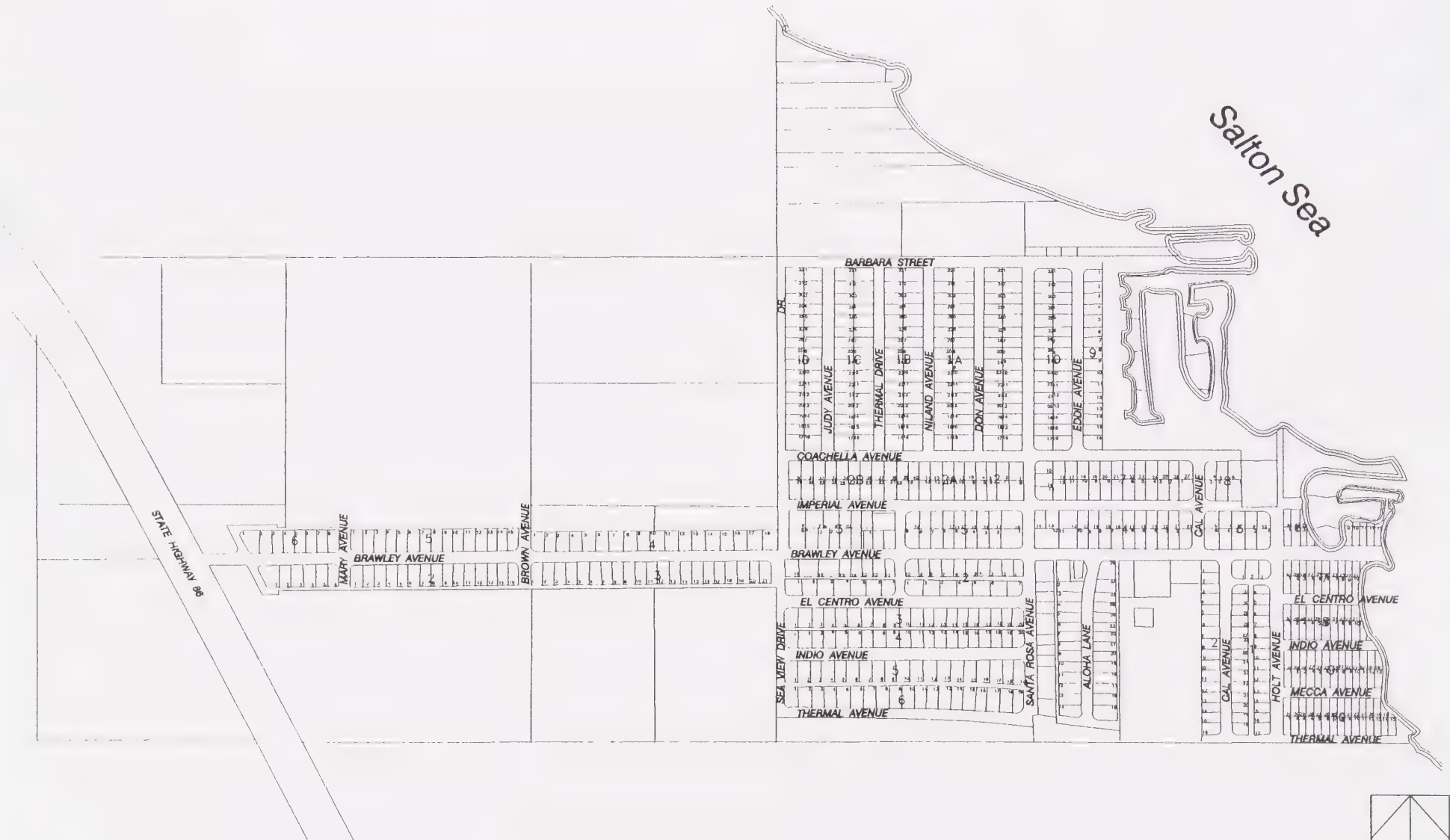
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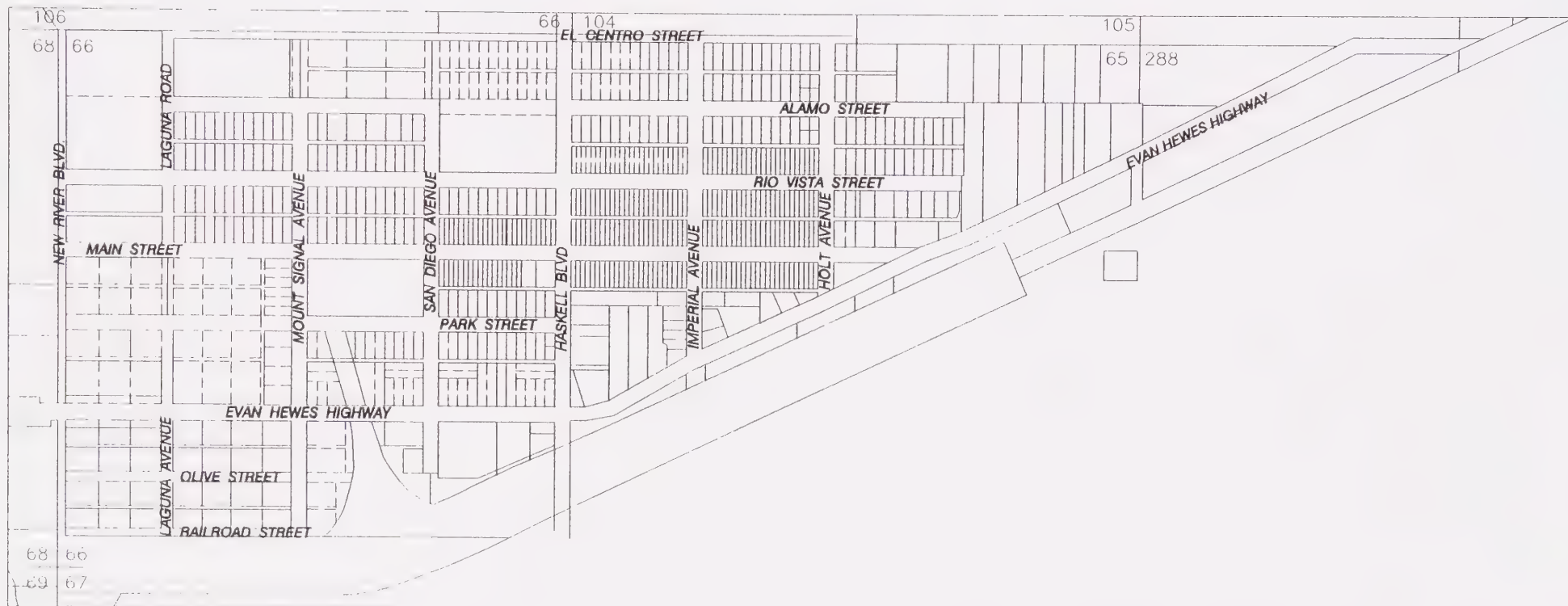


**Imperial County
General Plan**

**Communities of
Salton City/Vista Del Mar**
Housing Element

**Figure
7**





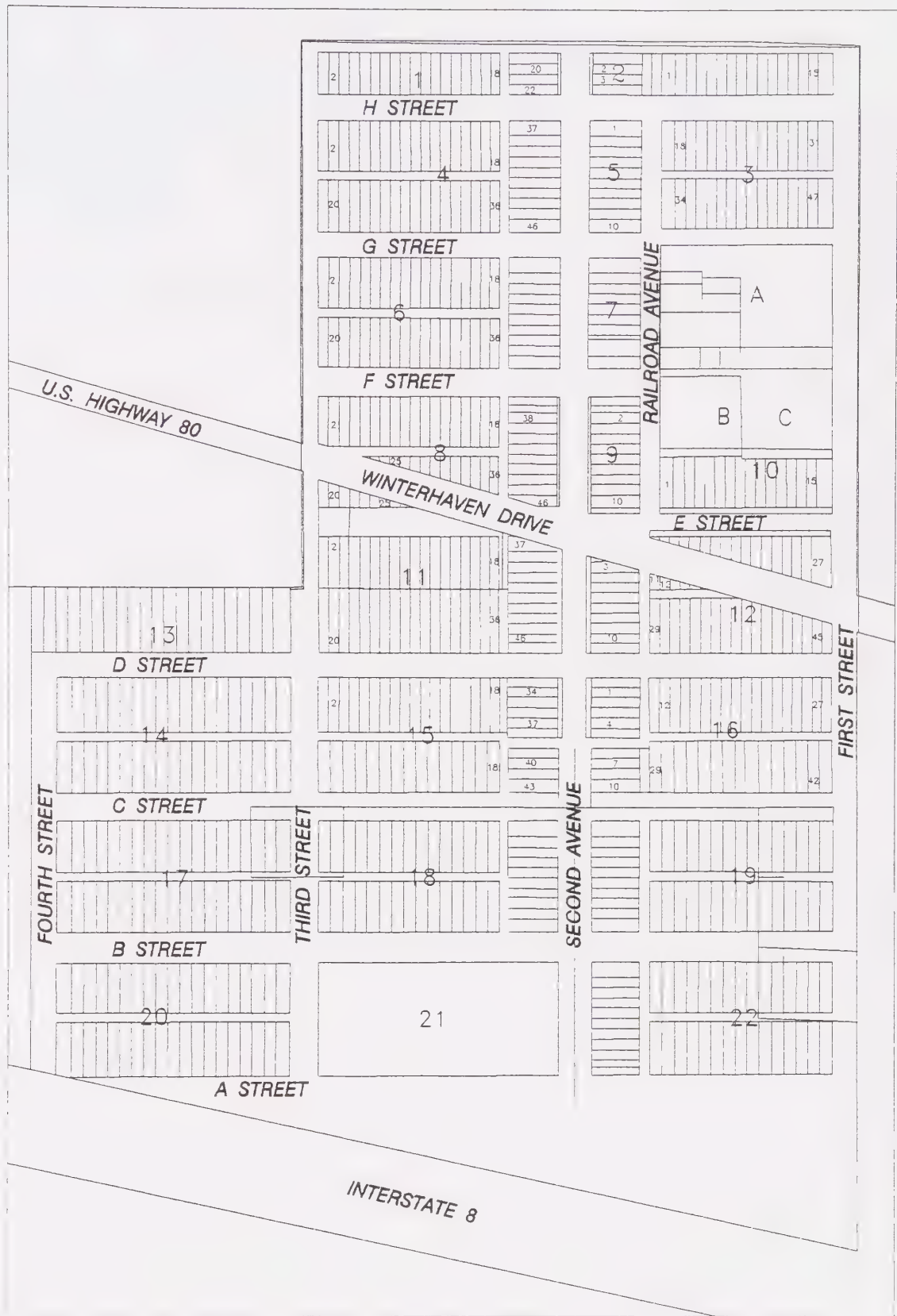


TABLE 1
REHABILITATED DWELLING UNITS 1984-1989

LOCATION	UNITS	FUNDED	CLOSED
Seeley	19	1985	1988
Heber	15	1984	1987
Niland	14	1984	1987
POE/Buena Vista	1	1985	1988

Note: Funds between 1989-1992 were not disbursed for rehabilitation projects in the unincorporated areas due to the Valley of Imperial Development Agency (VIDA) having its funding suspended during that time frame. VIDA reapplied for funding in 1992 and has received funds for the rehabilitation of several areas.

TABLE 2
POPULATION GROWTH IMPERIAL COUNTY/UNINCORPORATED AREA

	POPULATION						
	1980	1982	1984	1986	1988	1990	2000
Imperial County	92,500	95,300	96,900	99,800	103,600	109,303	167,000
Unincorporated	24,459	26,816	26,953	27,091	27,229	27,360	40,745

Note: The annual rate of increase is based on a simple growth rate formula used by the Imperial County Planning/Building Department.

TABLE 3
RATE POPULATION CHANGE BETWEEN 1980-1990

	NUMERICAL CHANGES					POPULATION		ANNUAL GROWTH
	1980-82	1982-84	1984-86	1986-88	1988-90	1990	2000	1990-2000
Imperial County	2,800	1,600	2,900	3,800	6,800	109,303	167,000	4.19
Unincorporated	136	137	138	138	139	27,360	40,745	4.00

Note: The annual rate of increase is based on a simple growth rate formula used by the Imperial County Planning/Building Department.

TABLE 4
EXISTING HOUSING INVENTORY IN IMPERIAL COUNTY APRIL 1, 1990

	TOTAL SINGLE FAMILY	TOTAL MULTI FAMILY	TOTAL MOBILE HOMES	NUMBER OF HOUSING UNITS	OCCUPIED UNITS	VACANCY RATE	VACANT UNITS
Incorporated	16,129	6,969	2,086	25,184	24,018	4.63	1,166
Unincorporated	5,620	459	5,296	11,375	8,824	22.43	2,551
Imperial County	21,749	7,428	7,382	36,559	32,842	10.17	3,717

Source: Department of Finance - Demographic Research - 1990 Housing Census.

TABLE 5
IMPERIAL COUNTY'S REGIONAL HOUSING NEEDS ASSESSMENT:
EXISTING NEED LOWER INCOME HOUSEHOLDS PAYING MORE THAN
30% OF INCOME FOR SHELTER (OVERPAYMENT)

	1988	LIHHS OVERPAYMENT FOR SHELTER				LIHH OVERPAYMENT BY TENURE AND INCOME					
	HOUSE	LIHHS	TOTAL	VERY LOW	LOW	VERY LOW OWNER	LOW OWNER	TOTAL OWNER	VERY LOW OWNER	LOW RENTER	TOTAL RENTER
Imperial County Total	32,190	13,267	5,114	3,036	2,078	754	537	1,291	2,279	1,540	3,819
Unincorporated	9,109	4,108	945	597	348	208	133	341	389	214	603

Source: Southern California Association of Governments (SCAG), December 1988.

Note: Current Information is not available at this period. See Glossary for Income Terminology

TABLE 6
(25% IMPACTION AVOIDANCE ADJUSTMENT AND FURTHER
ADJUSTMENT FOR HIGHLY IMPACTED LOCALITIES)

	TOTAL	VERY LOW INCOME	LOW INCOME	MOD. INCOME	HIGH INCOME	LOW INCOME % VL & L	HIGHER INCOME % MOD. + UP
IMPERIAL COUNTY TOTAL	3,631	626	802	707	1,495	39.3%	60.7%
UNINCORPORATED	1,128 31.07%	206 32.9%	272 33.9%	203 28.7%	447 29.8%	42.4%	57.6%

Source: Southern Association of Governments (SCAG), December 1988.

Note: Current information is not available at this period, see Glossary for terminology

TABLE 7
1990 CENSUS HOUSING REPORT
UNINCORPORATED AREA OF IMPERIAL COUNTY

MEDIAN VALUE/RENT	TENURE	OCCUPIED UNITS	TENURE IN PERCENT	VACANT UNITES	PERCENT VACANT	TOTAL OVERCROWD	PERCENT OCCUPIED
\$66,654	OWNER	6,134	69.5%	134	2.1%	753	12.3%
\$ 342	RENTER	2,690	30.5%	204	7.0%	662	24.6%
	TOTAL	8,824	100%	338	3.7%	1,415	16.0%

Source: Redevelopment & Affordable Housing Resource, Findings, and Recommendations by the Redevelopment & Housing Task Force, September 1991.

TABLE 7A
1990 CENSUS HOUSING REPORT
IMPERIAL COUNTY

MEDIAN VALUE/RENTER	TENURE	OCCUPIED UNITES	TENURE IN PERCENT	VACANT UNITS	PERCENT VACANT	TOTAL OVERCROWD	PERCENT OCCUPIED
\$72,500	OWNER	18,907	57.6%	314	1.7%	2,829	15.0%
\$ 313	RENTER	13,935	42.4%	738	5.3%	4,225	30.3%
	TOTAL	32,842	100%	1,052	3.2%	7,054	21.5%

Source: Redevelopment & Affordable Housing Resources, Findings, and Recommendations by the Redevelopment & Housing Task Force. September 1991.

TABLE 8
SALES EXISTING RESIDENTIAL PROPERTIES FOR AUGUST 1990 - JULY 1991
2 BEDROOMS OR LESS - FINAL SALES ONLY

	TOTAL SALE OF UNITS	UNDER \$25,000 UNITS SOLD	\$25,000 TO \$54,999 UNITS SOLD	\$40,000 TO \$54,999 UNITS SOLD	\$55,000 TO \$69,999 UNITS SOLD	\$70,000 TO \$84,999 UNITS SOLD	\$85,000 & OVER UNITS SOLD
EL CENTRO	12	1	0	1	9	1	0
IMPERIAL	12	0	0	3	7	2	0
HOLTVILLE	7	0	2	3	2	0	0
BRAWLEY	1	0	0	0	1	0	0

Source: Imperial Valley Board of Realtors - Multiple Listing Service, El Centro, California

TABLE 9
SALES EXISTING RESIDENTIAL PROPERTIES FOR AUGUST 1990 - JULY 1991
3 BEDROOMS OR LESS - FINAL SALES ONLY

	TOTAL SALES OF UNITS	UNDER \$25,000 UNITS SOLD	\$25,000 TO 39,000 UNITS SOLD	\$40,000 TO \$54,000 UNITS SOLD	\$55,000 TO \$69,999 UNITS SOLD	\$70,000 TO \$84,999 UNITS SOLD	\$85,000 TO \$99,000 UNITS SOLD	\$100,000 TO \$124,000 UNITS SOLD	\$125,000 TO \$149,000 UNITS SOLD	\$150,000 & OVER UNITS SOLD
EL CENTRO	73	0	1	2	15	20	9	17	5	0
IMPERIAL	12	0	0	0	3	5	4	0	0	0
CALEXICO	7	0	0	0	0	2	3	2	0	0
HOLTVILLE	12	0	1	1	5	1	1	2	0	0
BRAWLEY	14	0	0	1	4	4	2	3	0	0
WESTMORELAND	6	0	0	2	2	2	0	0	0	0

Source: Imperial Valley Board of Realtors - Multiple Listing Service, El Centro, California

TABLE 10
SALES EXISTING RESIDENTIAL PROPERTIES FOR AUGUST 1990 - JULY 1991
4 BEDROOM - FINAL SALES ONLY

	TOTAL SALE OF UNITS	UNDER \$40,000	\$40,000 TO \$54,999	\$55,000 TO \$69,999	\$70,000 TO \$84,999	\$85,000 TO \$99,999	\$100,000 TO \$124,000	\$125,000 TO \$149,000	\$150,000 & OVER
EL CENTRO	28	0	1	2	7	6	7	2	3
IMPERIAL	2	0	0	0	0	2	0	0	0
CALEXICO	4	0	0	0	2	2	0	0	0
HOLTVILLE	3	0	0	1	2	0	0	0	0
HEBER	1	0	0	1	0	0	0	0	0
BRAWLEY	6	0	1	0	1	1	2	0	1

Source: Imperial Valley Board of Realtors - Multiple Listing Service, El Centro, California.

TABLE 11
IMPERIAL COUNTY POPULATION AND HOUSING ESTIMATES
UNINCORPORATED AREA

	1990	PROJECTED 2000	PROJECTED 2010
POPULATION	27,360	40,745	47,758
HOUSING UNITS	11,375	14,122	16,615
AVERAGE SIZE OF HOUSEHOLDS	2.93	2.90	2.90

Source: Department of Finance - Population and Housing Estimates - January 1, 1991.

Note: The annual rate of increase is based on a simple growth rate formula used by the Imperial County Planning/Building Department.

TABLE 12
AID TO FAMILIES WITH DEPENDENT CHILDREN (AFDC)
CHARACTERISTIC OF RECIPIENTS 16 YEARS AND OLDER 1989 - 1990

	MAY		
	1988	1989	1990
TOTAL RECIPIENTS 16+(A)(B)	4,598	4,793	5,589
MALE	950	990	1,160
FEMALE	3,650	3,800	4,430

Source: Total figure is from Public Welfare in California, Department of Social Service. Employment Development, Annual Planning Information, Imperial County - June 1991.

(a) Includes children in family groups, unemployed cases, and foster care.

(b) Detail may not add to total due to independent rounding.

TABLE 13
SUPPLEMENTAL SECURITY INCOME (SSI)
RECIPIENTS BY PROGRAM 1987 - 1989
IMPERIAL COUNTY

	DECEMBER		
	1987	1988	1989
TOTAL RECIPIENTS	5,392	5,698	6,088
AGED	2,470	2,670	2,888
BLIND	112	114	126
ADULTS	102	106	118
CHILDREN (a)	10	8	8
DISABLED	2,810	2,914	3,074
ADULTS	2,632	2,742	2,898
CHILDREN (a)	178	172	176

Source: Employment Development Department: Annual Planning Information, June 1991 - Supplemental Security Income, State and County Data Social Administration, Office of Research and Statistics.

(a) individuals under 18 years of age.

TABLE 14
FARM LABOR DEMAND BY TYPE

	DEMAND ALL WORKERS	PERMANENT WORKERS	SEASONAL WORKERS	MIGRANT WORKERS
JANUARY	16,325	3,700	4,500	8,125
AUGUST	7,500	3,700	3,800	0

Note: The analysis assumes that permanent workers have year-round jobs, seasonal workers work nine months, and migrant workers work in Imperial County five months.

Source: Imperial Valley Housing Authority, Housing Need Assessment

TABLE 15
FARMWORKER INCOME AND HOUSING AFFORDABILITY

PERMANENT WORKERS AVERAGE	SEASONAL WORKERS AVERAGE	MIGRANT WORKERS AVERAGE
\$9.88 PER HOUR	\$5.63 PER HOUR	\$4.75 PER HOUR
\$395.20 PER WEEK	\$225.00 PER WEEK	\$190.00 PER WEEK
\$1,712.53 PER MONTH	\$900.00 PER MONTH	\$760.00 PER MONTH
\$20,550.40 PER YEAR	\$8,107.00/36 WEEKS	\$4,180.00/22 WEEKS
Note: At 30% of income for shelter, adjusted for household size and utilities, the maximum affordable monthly rent/house payment is \$358.76.	Note: If the total 36 week income is amortized over a 52 week period, the actual monthly income is \$675.60. at 30% of income for shelter, adjusted for household size and utilities, the maximum affordable monthly rent/house payment is \$97.68.	Note: At 30% of income for shelter, adjusted for household size and utilities, the maximum affordable monthly rent/house payment is \$123.00 for 22 weeks.
Source: Imperial Valley Housing Authority, Housing Needs Assessment.		

TABLE 16
FARM WORKER HOUSING DEMAND

TOTAL RESIDENT FARM LABORERS:	
PERMANENT	3,700
SEASONAL	<u>4,500</u>
SUBTOTAL	8,200
LESS UNITS, VOUCHERS AVAILABLE	<u>2,714</u>
SUBTOTAL	5,486
LESS MARKET UNITS (ESTIMATED)	<u>4,600</u>
TOTAL DEMAND	886
TOTAL MIGRANT FARM LABORERS:	
PEAK	2,220 - TWO MONTHS
	8,125 - TWO MONTHS
	5,544 - THREE MONTHS
Source: Imperial Valley Housing Authority-Laurin Associates, Housing Needs Assessment, Selected Cities, Imperial County, California, May 31, 1991.	

TABLE 17
ESTIMATES FOR THE HOMELESS POPULATION IN IMPERIAL COUNTY

AGENCY	NUMBER OF PERSONS ASSISTED
CATHOLIC CHARITIES	1,200
CALEXICO NEIGHBORHOOD HOUSE	170
COMMUNITY SERVICE BLOCK GRANT	127
SALVATION ARMY	22,393
VOLUNTEERS OF AMERICA	72
WOMANHAVEN	453

Note: These figures indicate the number of those individuals receiving services from the identified organization. thus, there may be some individuals receiving services from more than one organization.

APPENDIX C

CHECKLIST TO CONFIRM LACK OF AT-RISK UNITS PURSUANT TO GOVERNMENT CODE SECTION 65583(A)(8)

Jurisdiction: Imperial County

Date: March 13, 1992

1. HUD Programs:

Section 8 Lower-Income Rental Assistance project-based programs:

New Construction

Substantial or Moderate Rehabilitation

Property Disposition

Loan Management Set-Aside

Section 101 Rent Supplements

Section 213 Cooperative Housing Insurance

Section 221 (d)(3) Below-Market-Interest-Rate Mortgage Insurance Program

Section 236 Interest Reduction Payment Program

Section 202 Direct Loans for Elderly or Handicapped

There are no such units for our jurisdiction listed in the Inventory of Federally Subsidized Rental Units At Risk of Conversion, 1990 or subsequent updated information made available by HCD.

2. Community Development Block Grant Program (CDBG)

Jurisdiction has used CDBG funds.

3. Redevelopment Programs

Jurisdiction does not have a redevelopment agency.

4. RECDS, formerly FmHA Section 515 Rural Rental Housing Loans

According to information made available by HCD, there are no such eligible projects reported by RECDS within the community or unincorporated area.

5. State and Local Multifamily Revenue Bond Programs

Local history authority staff indicate there are no such units within the community.

6. Local In-Lieu Fee Programs or Inclusionary Programs

Jurisdiction has not had an in-lieu fee or inclusionary program.

7. Developments Which Obtained a Density Bonus and Direct Government Assistance Pursuant to Government Code Section 65916.

Jurisdiction has no projects approved pursuant to this law.

8. Additional comments related to any of the above:

Comments relating to Question No. 2: Jurisdiction has not used CDBG funds for multifamily rental units.

Between 1989-1991 funds were not disbursed to the Imperial County Valley of Imperial Development Agency (VIDA).

VIDA received CDBG (set aside) Funding in September of 1992. The funding shall be used for the rehabilitation of specific subdivisions "colonias" in the unincorporated area of the Imperial County. Funding was also received at this time from HCD for the rehabilitation of 16 additional single family owner/rental units, which shall be rehabilitated within a two year period.

APPENDIX D

ORDINANCES

NOTE: THE LAND USE ORDINANCE IS CURRENTLY BEING REVISED, AND THIS
A DRAFT.

TITLE 9

DIVISION 3: SITE & DESIGN STANDARDS

CHAPTER 5: DENSITY BONUS

SECTION	90305.00	PURPOSE
	90305.01	APPLICATION
	90305.02	DENSITY BONUSES FOR RESIDENTIAL PROJECTS
	90305.03	DENSITY BONUS PERMIT REQUIRED
	90305.04	PRELIMINARY REVIEW
	90305.05	DENSITY BONUS PERMIT APPLICATION CONTENT
	90305.06	DEFINITIONS
	90305.07	RIGHT OF ENTRY OR INSPECTION
	90305.08	MONITORING PROGRAM

{ 90305.00 PURPOSE

The purpose of this Chapter is to implement the General Plan policies and State law requirements for density bonuses within specified residential projects.

Under the policies of the County's General Plan a density bonus of not to exceed twenty percent (20%) may be allowed for specified residential projects that provide complete infrastructure improvements including community water distribution and sewer collection, as well as, treatment systems. Under State law, a density bonus of twenty-five percent (25%) may be granted for specified residential projects of five or more units within which at least twenty-five percent (25%) of the units are affordable to persons and/or families of low or moderate income and/or within which ten percent (10%) of the units are affordable to lower income households. Only one of the above density bonuses may apply to any qualifying project and they may not be used accumulatively.

{ 90305.01 APPLICATION

The provision of this Chapter may be applied only to qualified low income, very low income, or elderly housing project in the R-1 (single-family dwelling zone) and/or the R-2 (two-family dwelling unit zone) or R-3 (multi-family dwelling zones) and then only if both central water and central sewer are provided as part of the project.

{ 90305.02 DENSITY BONUSES FOR RESIDENTIAL PROJECTS

A) A density bonus of up to twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for residential project with fifty or more units located within the medium density residential R-2, or the high density residential R-3 or the mobile home park zone, if and only if this residential project provides adequate and full time on-site day care facilities for the care of children. Within the review approval process provisions shall be made to provide for the on-going program, which shall become part of the conditions of approval and may be applied under an association agreement, property owners association or any other mechanism determined legal by County Counsel.

B) A density bonus of up to twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for any residential project of twenty or more units located in the low density residential R-1, medium density R-2, high density R-3 or mobile home park zone, if the residential project provides complete public infrastructure improvements, including all streets, street right-of-ways, roads, curbs, gutters, sidewalks, drainage facilities, and community water distribution and treatment, as well as, sewage collection and treatment systems.

1. If the density bonus provided for by this subsection is used for a qualifying project, no other density bonuses may be applied to the same project.
2. The residential project qualifying for this category density bonus, shall comply with all regulations of the zoning district, or zoning area of applicable for the area within which it is to be located. All other requirements of this Ordinance and all other requirements and regulations of the County of Imperial, as well as, the State of California shall be adhered to and no exception shall be made therefore.
3. If any of the improvements mentioned under subparagraph B, are not included then the density bonus under this section shall not be allowed.

C) A density bonus of twenty percent (20%) of the maximum density specified by the applicable General Plan Land Use Category may be allowed for any new residential project, or condominium conversion project containing ten or more units located within the low density residential R-1, medium density residential R-2, high density residential R-3, or mobile home park zone district, if at least thirty percent (30%) of the total number of units in the residential development will be affordable to persons and/or families of lower moderate income, as defined in the California Health and Safety Code. As an alternative, if at least ten percent (10%) of the total number of units within the residential development will be affordable to the lower income households, as defined within California Health and Safety Code.

1. Residential project qualifying for this density bonus shall comply with all other regulations of the zone, zoning district, or area within which it is to be located, and all other requirements of this division, as well as, all requirements and regulations of the County of Imperial and the State of California.
2. If the density bonus provided by this section is used for qualifying project, no other density bonus may be applied for the same project.

{ 90305.03 DENSITY BONUS PERMIT REQUIRED

No development may occur pursuant to this Chapter until all provisions including the application for the density bonus permit have been submitted and approved. The density bonus permit application must be submitted concurrently with and be part of the subdivision and/or zone change and/or General Plan Amendment application that may be required for said project.

{ 90305.04 PRELIMINARY REVIEW

Prior to submittal of a formal application for a density bonus permit, pursuant to this Chapter, and/or prior to submitting a formal application for a tentative map or conversion of apartments to condominiums, an applicant shall submit to the Planning Director a preliminary proposal, in writing, for the residential project or condominium project. The Planning Director shall within ninety (90) days of receipt of the written proposal notify the applicant, in writing, of the procedures and the applicant shall follow said procedures in detail.

{ 90305.05 DENSITY BONUS PERMIT APPLICATION CONTENT

An application for a density bonus permit shall include all information required under Section 90104.00. At a minimum this application shall include the following:

- a. Name and address of applicant.
- b. Name and address of property owners.
- c. Address and Assessor's Parcel Number or Numbers.
- d. Legal description.
- e. A site development plan, drawn to scale as specified by the Planning/Building Department, which includes at a minimum:
 1. Topography.
 2. Proposed street system and parking areas.
 3. Lot design.
 4. Location of buildings.
 5. Location of other proposed uses.
 6. Proposed set backs.
 7. Areas to be reserved for parks, schools, or other public facilities.
 8. Proposed landscaping.
 9. Water supply and distribution.
 10. Sewage collection and disposal.
 11. Drainage.
 12. North Orientation
- f. A narrative description of the proposed development which must include:
 1. Total number of dwelling units, as well as, the number of dwelling units per acre.

2. Number of dwelling units to be made available to persons of lower or moderate income or lower income households, if applicable.
3. Methods of maintaining the affordability of the units described.
4. Building coverage expressed in a percentile of the total area of the property.
5. Area of land devoted to landscaping or open area.
6. Method of sewage disposal.
7. Water supply for both domestic, as well as, fire protection and irrigation.
8. The proposed on-site drainage plan.
9. The proposed method of flood control, if appropriate.
10. Phasing, if applicable.

{ 90305.06 DEFINITIONS

All definitions are those as contained in the Health and Safety Code or within Division 14 of this Title.

{ 90305.07 RIGHT OF ENTRY OR INSPECTION

Representatives from the enforcement agency (Planning/Building Department) shall have the right to enter upon any premise at all responsible times to make inspections and tests for the purpose of such enforcement, administration of this Chapter. If any such premises are occupied, the representative shall first present proper credentials before demanding entry. If the same is unoccupied the representatives shall make a reasonable effort to locate the owner and other persons having charge or control to demand entry. If such entry is refused, the representative shall have recourse and remedies as provided for by law.

{ 90305.08 MONITORING PROGRAM

The determination by the Planning/Building Department that the project is or may not be in full compliance with any one or all of the sections of this Chapter specified herein. The issue shall be brought immediately to the appropriate enforcement agency or the Planning Commission/Board of Supervisors for hearing to consider appropriate response including but not limited to the revocation of the density bonus and other incentives. The Planning/Building Department in the County of Imperial is and has the principle responsibility to coordinate all monitoring, permitting activities for major subdivision projects, this does not mean that the Planning/Building Department will exclusively do all the monitoring, but rather will draw upon and coordinate with all involved agencies for the monitoring reporting program. On an annual basis the owner of the project shall provide to the department, a report relating to compliance with the conditions specified by this Chapter and the approval.

APPENDIX E

GLOSSARY OF TERMS

AFDC: Aid to Families with Dependent Children (AFDC): Emergency Assistance Program administered by local welfare departments and the State Department of Social Services.

AVERAGE NUMBER OF PERSONS PER HOUSEHOLD (PPH): PPH times the number of occupied housing units equals the number of persons living in housing units.

EMERGENCY SHELTER: An emergency shelter provides an immediate short-term solution to homeless. Shelter is provided for a limited period.

EVAPORATION PONDS: Used for the treatment of liquid wastes directly on land in acid regions.

EXISTING NEED: The number of lower income households paying more than 30% of their income for housing.

FIVE OR MORE UNITS: Units with five or more housing units in one structure.

FUTURE NEED: The number of units that would have to be added in each jurisdiction to accommodate the forecasted growth in the number of households by July 1, 1996, as well as the number of units that would have to be added to compensate for anticipated demolition's and changes to achieve an "ideal" vacancy rate.

GROUP QUARTERS: Includes all persons in living arrangements, such as nursing homes, school dormitories, and military barracks, which are not households.

HOUSEHOLD(s): Number of persons living in occupied housing units, or households.

INCOME LEVELS: The four household income categories used are defined by state law. They are as follows:

VERY LOW":	Less than 50% of median;
"LOW":	50% to 80% of median;
"MIDDLE":	80% to 120% of median;
"UPPER":	More than 120% of median.

LIHHS: Low income households overpaying for shelter.

TOTAL: Total number of households over paying for shelter.

VERY LOW: Households earning less than 50% of median income are over paying for shelter.

LOW: Households earning less than 50% to 80% of median income are overpaying for shelter.

TOT-OWNER: Total number of owner households over paying for shelter.

VL-OWNER: Owner households earning less than 50% of median income are over paying for shelter.

LOW-OWNER: Owner households earning 50% to 80% of median income are over paying for shelter.

TOT-RENTER: Total number of Renter households overpaying for shelter.

VL-RENTER: Renter households earning less than 50% of median income are overpaying for shelter.

LOW-RENTER: Renter households earning 50% to 80% of median income are overpaying for shelter.

MODERATE INCOME: Means the same as middle income.

INFILTRATION: Water other than wastewater that enters a sewage system (including sewer service connections) from the ground through such means as defective pipes, pipe joints, connections, of manholes. Infiltration does not include, and is distinguished from inflow.

INFILTRATION/INFLOW: The total quantity of water from both infiltration and inflow without distinguishing the source.

INFLOW: Water other than wastewater that enters a sewage system (including sewer service connections) from sources such as roof leaders, cellar drains, yard drains, area drains foundation drains, drains from springs and swampy areas, manhole covers, cross connections between storm sewers and sanitary sewers, catch basins, cooling towers, storm waters, surface runoff, street wash waters, or drainage. Inflow does not include, and is distinguished from, infiltration.

INFLUENT: Untreated wastewater entering the treatment plant from the collection system.

LAGOONS: A basin in which wastewater is treated through either aerobic or anaerobic processes.

MGD: Million Gallons per Day, a rate of flow.

MOBILE HOMES: This includes both occupied and vacant mobile homes. Also, included are any occupied units which do not fit into the other categories, such as vans, tents and houseboats.

MOBILEHOME: "Mobilehome" means a structure transportable in one (1) or more sections, designed and equipped to contain not more than two (2) dwelling units to be used with or without a foundation system. "Mobilehome" does not include a recreational vehicle, commercial coach, or factory built housing.

MULTI-FAMILY: Generally a building composed of three or more dwelling units, usually having common access, service system, and use of land.

OVERCROWDING: An overcrowded unit is one occupied by 1.01 persons or more per room (excluding bathrooms).

POLY-SUBSTANCE: Containing an indefinite number more than one of a (specified) substance.

RESUBDIVIDING AND MERGING: (Pursuant to Government Code Sec. 66499.20 1/2). The combination of two or more adjoining lots of common ownership into a single parcel. Property owners may initiate resubdivision of the merging of parcels to eliminate lots that do not comply with minimum area requirements and other development standard lots that would otherwise be available for individual sale.

RHNA: The 1988 Regional Housing Needs Assessment determines the housing need that local jurisdictions will plan for in the Housing Elements of the General Plan. The State Housing Law requires SCAG to identify both existing and future Housing Needs every 5 years. Existing Housing Need, as of January 1, 1989 to July 1, 1996 are included in the RHNA.

SINGLE-FAMILY DWELLINGS: There are two sub-types of single-family dwellings: (1) Single-family, detached--the unit is detached from any other house with open space on all four sides. (2) Single-family, attached--the unit is attached to another unit with the adjoining walls extending from ground to roof which divide it from other adjoining structures and forms a property line.

SUBSTANDARD BUILDING: (Pursuant to Uniform Housing Code Sec. 1001). Any building or portion thereof which if determined to be an unsafe building in accordance with Section 203 of the Building Code; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which there exists any of the following listed, conditions b through n of Sec. 1001, to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building.

SUBSTANDARD LOT: A lot, the area, width, or other characteristic of which fails to meet requirements of the zoning area in which it is located.

TRANSITIONAL HOUSING: Transitional housing is to remove the basis of homelessness, e.g. lack of sufficient income for self support. Shelter is provided for an extended period of time (perhaps as long as 18 months) and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through acquisition of a permanent income and housing. Emergency shelter providers, in some cases, provide other assistance programs as well as shelter.

HOUSING: 2-4 UNITS: Units with two, three, or four housing units in one structure.

WINDSHIELD SURVEY: Drive through the neighborhood to conduct survey.

U.C. BERKELEY LIBRARIES



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